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**John Taolo Gaetsewe District Municipality
Integrated Human Settlements Sector Plan
Gaetsewe District Municipality Integrated
Human Settlements Sector Plan**

DRAFT REPORT 2019/20

JOHN TAOLO GAETSEWE INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN 2019-2024

EXECUTIVE SUMMARY

Over the past decades South Africa has embarked on building a better life for all by providing and basic services as constitutional requirements. In terms of Section 9 (1)(f) of the Housing Act, 1997 (Act No. 107 of 1997) “Every municipality must, as part of the municipality’s process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction”.

Municipalities are expected to prepare and adopt Integrated Development Plans (IDPs) as the basis for planning and coordinating service delivery. Within the IDP certain sector plans also need to be prepared, and the Integrated Human Settlements Sector Plan, is one of these. The Integrated Human Settlements Sector Plan is part of the IDP process and stands as a chapter within a municipality’s IDP; it is not a stand-alone plan resulting from a separate planning process.

The Integrated Human Settlements Sector Plan aims to provide the strategic direction for transforming human settlements in the John Taolo Gaetsewe District aligned to the Provincial Department. This transformation relate to accelerating human settlement delivery on well-located land, that provide opportunities to beneficiaries to access the property market and have sufficient access to social amenities and economic opportunities. This transformation will further support the integration of communities and the spatial restructuring of the towns and villages in the Municipal area.

The John Taolo Gaetsewe District Municipality, formerly known as the Kgalagadi District, is situated in the north eastern quadrant of the Northern Cape Province and is bordered by the Siyanda and Francis Baard District Municipalities to the south and west; the North West Province (Dr. Ruth Segomotsi Mompati District Municipality) to the east and northeast; and Botswana to the northwest. Administratively, the JTGDM comprises three Local Municipalities of Gamagara, Ga-Segonyana, and Joe Morolong..

The population of the John Taolo Gaetsewe District totalled 224,798 in 2011. Two of the three Municipalities located in the John Taolo Gaetsewe District, namely Gamagara and Ga-Segonyana experienced a positive population growth rate from 2001 to 2011 of 79% and 33% respectively. During this period Joe Morolong Municipality experienced a negative population growth rate of -9%.

The John Taolo Gaetsewe District has an unemployment rate of 30%, which translates to almost 19,000 individuals not having work. It is important to note that this unemployment rate does not include the discouraged work-seekers which will increase the unemployment rate to 47% if it were to be added. With an unemployment rate of 18%, the Gamagara Municipality is the only Municipality which has a lower unemployment rate than the District. The Joe Morolong Municipality has the highest unemployment rate in the District of 40%.

Overall 68%, or 41,454 in total, of the Districts households fell in the low income bracket (R0 to R3,200 per month). Of the 41,454 low income households, 9,778 earned no form of income. The portion of households that fall in the low income category show a decrease from 87% in 2001 to 68% in 2011; however the number of households in this income category show a slight increase. The number of households in the middle and high income categories showed a large increase during this period of 190% and 829% respectively. The number of households in the high income group increased from 292 in 2001 to 2,716 in 2011.

During the Census 2011 count, 13,780 households (22.7%) in the District were recorded as household's resident in inadequate dwellings and 46,961 households (77.3%) as household's resident in adequate dwellings. Inadequate dwellings refer to informal dwellings (backyard and those in informal/squatter settlements), traditional dwellings and caravans/tents. The number of households resident in inadequate dwellings represents the households' resident in the Municipality that are in need of housing and as such the municipal housing backlog for 2011. However, more than 15% of these households earn household incomes within the middle and high income bracket, and may not qualify for housing instruments.

The number of households living in traditional dwellings decreased with 2,905 households (29%). This decrease confirms the positive impact of the delivery of housing subsidies in the District. Unfortunately, the number of households living in inadequate housing increased from 2001 to 2011. This increase could be attributed to the increase in households living in informal backyard dwellings that increased dramatically from 758 in 2001 to 2,979 in 2011 (293% increase translating to an increase of 2,221 households). Households living in an informal dwelling in an informal/squatter settlement, although less significant than informal backyard dwellings, also experienced an increase (58% increase translating to increase of 1,312 households).

The John Taolo Gaetsewe District is largely a mining area with mines planning to expand in the upcoming years. With the expansion of the mines additional employment opportunities will be created which will result in an increase in population. This increase in population will not only be the additional employment opportunities but also the additional employed individuals' families and the employment multiplier. The employment multiplier refers to the additional employment opportunities created to cater for the commercial and community services that the new households will require. A study conducted by the SMEC in 2013, namely the Northern Cape Department of Economic Development

and Tourism's Gamagara Mining Corridor Study estimates maximum population growth scenario for each of the Municipalities in the John Taolo Gaetsewe District over the next five years.

Taking Census growth rates and the Gamagara Mining Corridor Study (SMEC, 2013) into consideration, the household numbers in the John Taolo Gaetsewe District Municipality are expected to increase with 44,897 households from 2014 to 2019. These households will be in need of serviced erven and housing units. The estimated number of households in the monthly income group R3,201 to R12,800 (gap market bracket) will be 12,457 over the term 2014 to 2019. During the same term another estimated 24,094 households will be part of the low income group (below R3,200).

The estimated housing backlog for 2014 and future housing demand was calculated taking into potential household growth, and applying a filter of 10% for households that may not qualify for subsidy instruments, or may not wish to benefit from housing programmes. The analysis clearly illustrated that portions of the households staying in inadequate dwellings, earn incomes within the middle and high income brackets.

Table 1: Summary of Housing Need Indicators for John Taolo Gaetsewe District Municipality

Backlog indicator	Measure	Score
Level of overcrowding	This would provide an indication of the need for additional dwelling units	Average household size is 3.7. The average size of households in inadequate dwellings is 3.1.
Backlog: Number of "inadequate" dwellings, 2014	This would give a clue as to the number of houses currently living in inadequate shelter, requiring more adequate shelter	13,780 (2011 Census) 11,270(2014 Estimated) 13,384 (2019 - increase with 2,114 units from 2014-2019)
Household growth 2014 – 2019	Indicator of possible new household information trends since the latest Census, including growth due to mining expansion – all income groups	44,897 households
Supply of subsidized housing(2010/11 – Jan 2014)	This would indicate the rate at which supply of adequate housing is occurring in the Municipality	A total of 2,439 units were delivered at an average rate of 610 units per year
Future Demand: Subsidized housing (2014-2019)	Number of households earning less than R3,200 per month (low income group)	24,094
Future Demand: Gap housing (2014-2019)	Number of households earning between R3,201 and R6,400 per month	12,457
Urban: rural proportion indicator	Ratio of the number of people living in defined rural areas to the number living in urban areas	25% urbanisation rate

The John Taolo Gaetsewe District Integrated Human Settlements Strategy should realize the objectives and actions set out by National and Provincial Government by ensuring that human settlement planning supports a compact and dense settlement development, housing units are on land accessible to job opportunities and economic activities, provision of integrated public transport and a greater diversity of housing and financing options to communities.

The proposed Municipal Vision for Human Settlements echoes the vision of the National and Provincial Departments of Human Settlements, including Vision 2030 of transforming human settlements namely:

- **By 2030, human settlements will have transformed to sustainable and efficient human settlements offering the residents access to adequate housing on well-located land, affordable services in better living environments, within a more equitable and functional residential property market.**

The common issues affecting the entire District in terms of its Strategic Priority “Integrated Human Settlements” development are included in the table below.

Table 2: Human Settlements Strategic Issues

Strategic Priority		Common Issues affecting entire District	Municipalities affected
Integrated Human Settlements	1	Lack of sufficient funding allocations to implement the projects in the Business Plans result in Millenium Development Goals and Outcome 8 targets not met.	All
	2	Allocations per LM and for projects from CoGHSTA not confirmed over a medium planning term.	All
	3	Projects deliver relative small number of units per area, mainly due to reduced allocations.	All
	4	Unavailability of municipal-owned land for housing purposes. Large portions of land owned by mines and traditional authorities	All, especially Kuruman, Kathu, LM's with traditional land.
	5	Acquisition of land for human settlement and security of tenure purposes (full title deed), constrained by release of land owned by traditional authorities or National Government.	All
	6	Allocation of sites, especially on traditional land, without municipal consent and planning, increase the backlog.	Joe Morolong, Ga-Segonyana
	7	Land Invasion, especially of land earmarked for human settlements purposes.	Gamagara, Ga-Segonyana

Strategic Priority		Common Issues affecting entire District	Municipalities affected
	8	Upgrading/eradication of informal settlements.	Gamagara; Ga-Segonyana
	9	Eradication of inadequate mud houses.	Joe Morolong, Ga-Segonyana
	10	Provision of infrastructural services of which the bulk availability and funding are constraining factors.	All, but especially Kathu, Dibeng
	11	Lack of sufficient institutional capacity to administer housing function on District and local level.	All
	12	Housing Subsidy System not in place at DM and rolled out to LMs.	All
	13	Housing Demand Database/Housing Register inadequate, as well as a database that keep project status up to date.	All
	14	Procedure for identification and prioritization of beneficiaries and submissions of beneficiaries to CoGHSTA are not formalised.	All
	15	Housing Policies are not in place.	All
	16	Non-alignment of Housing Planning, Business Plans and Implementation with other government and private sectors.	All
	17	Business Plans are individually compiled and submitted by each LM and the District.	All
	18	Inadequate cooperation between Municipalities and traditional leaders	Joe Morolong, Ga-Segonyana
	19	Non-Readiness of Municipalities to receive housing developments.	All
	20	Housing options provided to communities limited as only certain housing instruments are implemented.	All
	21	Delivery of FLISP and Rental stock and mixed developments have been slow	All
	22	Increase in mining development result in increased demand and housing backlog.	All, but especially Gamagara and Ga-Segonyana
	23	Geo-technical constraints to housing delivery include areas subject to dolomite and asbestos contamination	Ga-Segonyana; Joe Morolong.
	24	Integrated Human Settlement Forums not formed or active that include private sector, especially mines, and public sector.	All

The successful implementation of human settlements is measured by the District Municipality by means of the IDP Priorities and Objectives contained in the table below. The KPI's were the individual projects in the IDP.

Table 3: Targeted Delivery of Housing Units

It should be noted that the District currently uses the NHNR system to determine the housing need in the municipalities. And the number of respondents increases daily due to daily capturing of the questionnaires. It should also be noted that the NHNR system records income as disclosed by respondent and searches on the HSS system is the only sure method to determine the type of housing programme to utilised to address the Housing need of the respondents. However due to the costs associated with HSS Searches, this method is only available at the advanced stage of project delivery and not at planning phase. As at January 2020 the NHNR respondent captured in the District was as follows;

IDP Priority	Integrated Human Settlements			
IDP Objective	To provide adequate housing to the residents of the District			
	Gamagara	Joe Morolong	Ga-Segonyana	JTG
Housing Need captured on the NHNR as at February 2020	4 343	8 729	5 023	18 095
	Total Housing Delivery/Supply Rate per municipality projected for the next five years			
2020/21	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2021/22	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2022/23	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2023/24	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2024/25	869 units/year	746 units/year	1 005 units/year	2 622 units/year

The municipal targets for housing supply should balance their yearly allocations towards addressing the backlog, vs providing for the upgrading of informal settlements and providing for the household growth and gap market. This balance is necessary to ensure that the municipality provide for the

backlog and for the income groups that increase their revenue base, and hence support the municipal financial sustainability.

In this respect, the following prioritisation criteria are recommended for the prioritisation of projects for the 2019 – 2024 term:

- 80% of allocations to be reserved for projects that address the housing backlog, including the upgrading of informal settlements and backyard dwellers and low income groups.
- 15% of allocations should be towards beneficiaries in the gap market segment.
- 5% of allocations should specifically be dedicated to Vulnerable Groups. Additional allocations to vulnerable groups may be included in the allocations to address the backlog and gap market, to achieve a higher allocation to vulnerable groups per year.

These percentages are informed by the Census 2011 proportional division of the housing backlog per income segment. It is foreseen that these percentage allocations would be adapted over time as the backlog decreases and the tendency continue that household income increases.

The criteria above focus strongly on addressing the 2020 housing backlog. The focus should also be to achieve the targets of transforming human settlements towards sustainable and integrated developments that empower the beneficiaries with access to the property market. This would lead to indigents to grow to households that are able to improve their property and afford to pay their bills towards the municipal revenue base.

The following prioritisation criteria are recommended to achieve the transformation of human settlements and increasing the revenue base of the Municipality.

- 50% of all project allocations should be located on well-located land, as per the Outcome 8 and NDP outputs, and include the upgrading of informal settlements on well-located land.
 - During this planning period, the Municipality, with the support of the Mine and HDA, should prepare and/or acquire additional well-located land for human settlement purposes in order to ensure that from 2019 onwards, all projects will be on well-located land. All endeavours should be taken to achieve this target earlier, and not to construct units on land that will keep beneficiaries within the poverty trap.
- 70% of all project allocations should be within spatial nodes/priority areas for investment and support the integration of towns and neighbourhoods. These projects should provide for mixed housing typologies/income segments and land uses, and/or the provision of institutional or rental stock either within town centres, restructuring zones, or in close proximity to economic and social

opportunities. This percentage is proposed to be 20% in the case of Joe Morolong due to its rural settlement pattern and lack of strong economic nodes.

The recommended increase in supply of housing units requires a number of factors to be addressed before it could be achievable, especially considering the varying and decrease in the average rate of supply the past few years:

- Additional funding is required for the increase in delivery of units. This will require that CoGHSTA approve an increase based on a strong motivated business plan.
- In addition to the funding to be sourced from COGHSTA, additional funding for the acquisition of land, land preparation(planning and servicing) and construction of units in the various income groups should be sourced from other public and private entities. Stronger partnerships should be established with the mines in the Gamagara Corridor through the Gamagara Development Forum. This forum should be extended to deal with the calculated backlog and housing demand, and how each party could contribute towards the development of human settlements in the region.
- To source additional funding, a clear Business Plan should be compiled that sets out the current housing status, housing demand, implementation challenges, planned projects and MTEF. This Sector Plan and the NUSP reports will provide this information to the Business Plan. The Business Plan could be drafted per Municipality of District Wide. A strong business plan that motivates the need to eradicate the backlog, to upgrade the informal settlements and to provide for the influx of households due to the mining in the Gamagara Corridor area, should be facilitated by the District. The District could consider to approach HDA or COGHSTA to provide support to this initiative.
- It should also be considered that the Business Plan be focussed towards the Gamagara Corridor Area and that the entire area be escalated as a Priority Area for human settlements development. This initiative will support the Gamagara Corridor Master Plan conducted and will ensure that investment of human settlements, are focusses nationally towards the pressures for housing experienced in the Gamagara Corridor. It is recommended that if such a Priority Project is approved by COGHSTA, that the District be the driver of the priority project to ensure is coordinated roll-out to the municipal areas covered by the Gamagara Corridor Area. Such an initiative will also support the District in the increase of its Accreditation Level.
- The District should show that it has the capacity in terms of its resources, systems and procedures to take on this increase in housing projects. A clear strategy to improve the current capacity should be developed internally. The necessary policies and procedures as indicated in this report, should be compiled.
- Strong Project Management Teams should be established, trained and equipped to champion and successfully manage the increased number of projects.

- The projects on the pipelines should proof their implementation readiness for construction and that potential high risks are managed and mitigated.
- The projects applied for should proof to support the objectives of this plan, and therefore its alignment to Outcome 8 targets, the NDP, the Municipal SDF and economic priority areas of investment in the District.
- The establishment of an Integrated Human Settlements Forum in the District, will support the aim of the District to be the driver of human settlements in the District, and to integrate human settlements initiatives. This Forum could be the vehicle to ensure the roll-out of the housing programmes and initiatives, and form the base from which capacity building is provided, and alignment with other role players in the housing industry.

In response to the above COGHSTA has purchase a land in Gamagara and have completed Town Planning for 5100 stands and are now busy with Civil Services. It is envisaged that more beneficiaries will come through to register on the system. And this will encourage most of the workers in the Gamagara to relocate permanently from the Rural Ga-segonyana and Joe Morolong and stay in this planned area. Unfortunatley the District is not the one running with this Priority Project, COGHSTA has delegated the implementation to the Housing Development Agency (HDA).

To address the issues faced by housing delivery in the Municipality, objectives and strategies were formulated for the transformation and implementation of integrated and sustainable human settlements during the planning term 2014 - 2019. The objectives are directly aligned to the Provincial Priorities and Outcome 8 outputs. The objectives and strategies are further aligned to the NDP actions for Transforming Human Settlements.

Table: Human Settlement Objectives and Strategies

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
Informal Settlements Upgrading	Output1: Accelerated delivery of housing opportunities	Improved quality of household life of 9,320 informal households.	To address the short and medium term needs of households within informal settlements and backyards	Provision of basic services and/or social services to informal settlements identified, and upgrade their security of tenure.
		Plan to eradicate informal settlements with HDA.	To manage and eradicate informal settlements and land invasions	Drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP assessment and findings and MTEF as base, to motivate for additional funding from public and private funders.
				To actively identify potential new land invasions and manage the prevention of invasions in terms of the relevant legislative procedures.
				To draft District Wide Policies for the prevention, management, upgrading and relocation of informal settlements.
		Implementation of NUSP Programme at 6 priority municipalities.	Implementation of NUSP at Gamagara and Ga-Segonyana Municipalities	To engage HDA to facilitate the identification of alternative well-located land.
				Provide support to the NUSP programme and plan for the implementation of the strategy and recommendations.
				Consider to engage HDA to facilitate the upgrading of informal settlements, to draft an Informal Settlements Upgrading Plan, prepare the land, undertake community engagements and identify alternative land for relocation

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
Accreditation and Institutional Capacity	Output1: Accelerated delivery of housing opportunities	Accreditation of 8 municipalities.	To strengthen the institutional capacity and increase the accreditation level of the District Municipality	purposes.
				Support the Municipalities with Community Engagement Plans and Re-Settlements Plans
				Signature of Service Level Agreements between District and Local Municipalities
				Accreditation of District to Level 2 to be addressed through capacity building, training and development, and appointment of staff.
				Appointment and training of Institutional Resources to strengthen the capacity to administer human settlements on District and Local Municipal level.
				Drafting of District Wide Housing Policies (Subsidy Allocation and Beneficiary Management; Social and Rental Housing Policies etc.)
				Identify Priority Project(s) for the District to be implemented.
				Training on and operationalise the Housing Subsidy System on District Level and rolling it out to LM's

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
			To efficiently provide Project Management and Implementation Support to housing project implementation	Establish project management teams for approved projects. The Teams to be trained in project management skills and supported with systems to manage the projects efficiently.
			To ensure coordinated and efficient human settlement planning aligned to Municipal SDF and IDP.	Establish an Integrated Human Settlement Forum for the District as an IGR vehicle for capacitation, project planning, budgeting, reporting and implementation support.
				Facilitate the development of Human Settlements Grant Business Plans that are integrated and aligned with the District Business Plan.
				Compile an Integrated District Wide Housing Demand Database and Register, including a system for continuous updating of housing data and project status.
				Integrate housing subsidy planning and budgeting with infrastructural budgeting and provision of social amenities.
Increase development of affordable high density rental housing	Output 1: Accelerated delivery of housing opportunities	Affordable rental housing units to be delivered to address the need of 2 960 households through: 1. Community	Efficient land and resource utilisation through provision of affordably priced rental accommodation.	Identify land owned by the Municipality that is well-located for rental stock.
				Housing Need Register to provide for rental need for income groups R1,500 - R3,500(CRU) and from R2500–R7500(Social Housing) to determine the demand.

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
Land Assembly and Preparation	Output 3: More efficient land utilisation	Residential Units 2. Social Housing 3. Transfer of rental stock.		Engage SHRA and NDoH to provide training on rental or communal options and success factors in the delivery of rental stock, potential partners to engage and property management options available.
				Consumer education on CRU and Social Housing options.
		1. Acquisition of well-located land for human settlements through the HDA	Acquisition and development of well-located land and buildings for human settlements that supports spatial restructuring of settlements.	DM and HDA to facilitate the identification and acquisition of well-located land and buildings within the District, aligned to the SDF and where the housing demand is confirmed. Land identified through a land audit, should be assessed for its compliance to policy directives for suitable and well-located land for human settlements purposes.
		2. Utilisation of state owned land	Optimal and efficient use of existing state owned land.	Compile pre-feasibility studies and appraisal of well-located state owned land or buildings to establish its suitability and potential for human settlement options, towards a pipeline for housing project implementation. HDA could support the District with this strategy. Confirm that municipal densification policies support the intended housing instruments on the land identified; alternatively, compile Densification Policies for areas identified for future integrated and mixed developments, and specifically rental stock.

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				<p>To establish a Traditional Land Task Team with traditional authorities, that will facilitate the demarcation and servicing of sites on traditional land, prior to allocation of sites, and potential release of land to allow access to other housing instruments that require security of tenure, including rental stock.</p> <p>Consider to approach HDA to prepare the land identified and/or acquired for human settlement development.</p>
Upscale Affordable Housing Finance	Output 4: Improved Property Market	Provide housing opportunities for households earning between R3,500-R12,000	To provide a wider range of housing opportunities and funding options to potential beneficiaries	<p>Establish a Development Forum to ensure alignment with economic investments and mining growth in the municipal area, and involve private sector in the provision of housing need for the gap market, especially where demand is high due to mining growth. Establish Implementation Partnerships with private sector for integrated human settlement developments.</p> <p>Partnerships with private sector for integrated human settlements developments.</p> <p>To engage with public and private entities in the financing sector regarding gap market financing instruments, especially for beneficiaries of subsidies such as FLISP.</p> <p>Identify land and buildings suitable for the gap market and integrated developments with support from HDA, and prepare</p>

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				feasibility studies for a mixed income development model.
				Consider alternative building technologies and ensure quality housing products are delivered.

The national target to address **Outcome 8: Output 4 - More efficient land utilisation for human settlements development**, is to set aside at least 6250 hectares of well-located public land for low income and affordable housing. The District and Local Municipality have a role to play in achieving this target.

The housing demand estimated for the planning period 2014- 2019 requires that approximately 335 hectares of land to be available in the JTG District to supply in the estimated housing backlog and another 2,246 hectares to accommodate the household growth in total with various housing options from both the public and private sector. This land need is divided per local municipality as follows for the planning period 2019- 2024:

Gamagara Municipality: Approximately 60 hectares were required to accommodate the housing backlog and another 1,404 hectares to accommodate various housing options due to the household growth. 299 hectares were purchased for the municipality and approximately 60 hectares of the purchase land will be utilised to accommodate the housing backlog and the remaining will address part of the future demand of 1,404 hectares required to accommodate various housing options due to the household growth.

- **Ga-Segonyana Municipality:** Approximately 132 hectares are required to accommodate the housing backlog and an estimated 536 hectares to accommodate the household growth in total. Town Planning is nearing completion in Promisedland, around 5662 housing needs are expected to be addressed and also Wrenchille housing 240 is expected to reduce the backlog to less than 1000. However it should be noted that the backlog be referred to is as captured in the NHNR which is increasing daily as more applicants come forward to be captured.

- **Joe Morolong Municipality:** Around 143 hectares are required to accommodate the housing backlog and an estimated 306 hectares to accommodate the household growth. Plans are underway of Town planning in Chruchill and that it is anticipated that over 3 500 backlog will be addressed.

Some of the Municipalities have commonage and municipal land that could be developed to supply in the housing demand as per Outcome 8. The areas identified as in need of land to be acquired are Kuruman and Kathu/Sesheng.

- **Kathu/Sesheng:** Negotiations were held with the mine to acquire land to integrate Kathu and Sesheng. Consultations with the municipality confirmed that two areas located central in Kathu/Sesheng, have been transferred from Kumba Mine to the municipality for low cost housing purposes. The areas are well-located to support the integration of the two areas.

The Joe Morolong Local Municipality IDP (2017/2018) does not mention any land acquisition initiatives in the municipal area, however, consultations revealed the pressing need for land that should be

released for human settlements purposes. Engagements spearheaded by HDA had yielded results in that land adjacent to Local Municipality have been awarded to LM and township planning is underway, further engagements are still underway as the awarded land is not sufficient to accommodate the the forecasted establishment. Availability of land is still a challenge because majority of land is held by National Government under custodianship of traditional authorities. This state also affects Ga-Segonyana Municipality. The lack of security of tenure prohibits the implementation of housing instruments such as CRU, FLISP, Social Housing and Full Incremental Upgrading up to Security of Tenure. It further results in these areas not to achieve the NDP and Outcome 8 mandate to improve access of beneficiaries to the property market.

It is proposed that a Traditional Land Task Team should be established, comprising of the relevant Traditional Authorities, Local Municipality, Department of Rural Development and Land Reform, and HDA. The task team should be driven and facilitated by the HDA as per its mandate. The team should specifically deal with options to release part(s) of state-owned, private or traditional land to allow security of tenure and therefore development of additional housing instruments such as CRU, FLISP, Social Housing etc.

The Task Team should further deals with the identification of villages in need of additional sites, the demarcation of sites on land supported by the Traditional Authority, and surveying of the sites towards an approved General Plan. The sites can thereafter be serviced and allocations be made by Traditional Authorities in an orderly and planned manner. This initiative will not only provide for planned village extensions, but will allow a larger variety of housing options for the residents in traditional areas to be available.

HDA supports the District area with the acquisition and assembly of land for human settlement purposes. It is proposed that the District facilitate the identification of all land available and proposed to be acquired, for HDA to assess its potential and facilitate the land assembly processes. Where land audits have been completed, the HDA could assist to verify the suitability of the land identified in the audit, in terms of the criteria for well-located land.

Once the land has been acquired or set aside for human settlements development, the Municipality may approach the HDA in consultation with the Province, to prepare the available land for human settlement development. It is recommended that it includes the preparation of human settlements implementation pipeline and programme.

Gamagara and Ga-Segonyana is currently benefitting from the NUSP Programme. The role of the District in respect of informal settlements and the NUSP programme, is to provide support to the Local Municipalities with the acquisition of budgetary funding for the implementation of the Medium Term Expenditure Frameworks. This could be in the form of providing budget from the District coffers, or

assisting to motivate and source funding from COGHSTA and the various funding agencies identified in the report. The drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP findings as base, could support the motivation for additional funding from public and private funders.

Where settlements should be relocated and the Municipalities do not have the resource capacity to facilitate and fund the relocation processes, the District should consider to support the local municipality with a re-settlements plan. The assistance of Housing Development Agency in the facilitation of the planning and upgrading of informal settlements, including the sourcing of funding for services, is recommended to fast-track and properly manage these processes. HDA could also assist with the identification or acquisition of alternative land for re-settlements.

Support should also be provided in respect of formulation of Policies to manage and prevent illegal occupation of land, the prioritisation of upgrading and the processes for the relocation of settlements. By formulation these policies and procedures district wide, will prevent contradicting policies between neighbouring municipalities.

The District could also support its municipalities with a Community Engagement Plan to ensure the community is well informed of their options, the strategy planned and budget available to improve their current state.

A Project list and Programme of Planned Human Settlement Projects, were compiled in consultation with the Municipality. It incorporates the recommendations from the NUSP report, as well as the projects in the Provincial Annual Performance Plan.

This report is the Final John Taolo Gaetsewe Integrated Human Settlements Sector Plan, 2019 – 2024.

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List of Acronyms and Abbreviations

ASGISA	Accelerated Shared Growth Initiative of South Africa
BNG	Breaking New Ground
CAGR	Compound Annual Growth Rate
CBO	Community Based Organisation
CHC	Community Health Centers
CLaRA	Communal Land Rights Act
COGHSTA	Department of Cooperative Governance, Human Settlements and Traditional Affairs
CRU	Community Residential Units
DBSA	Development Bank of Southern Africa
DFA	Development Facilitation Act, 1995
DM	District Municipality
DRDLR	Department of Rural Development & Land Reform
DORA	Division of Revenue Act
DOT	Department of Transport
DWA	Department Water Affairs
EEDBS	Enhanced Extended Discount Benefit Scheme
EIA	Environmental Impact Assessment
EPHP	Enhanced Peoples Housing Process
ESTA	Extension of Security of Tenure Act (No. 62 of 1997)
FLISP	Finance Linked Individual Subsidy Programme
GIS	Geographical Information System
GVA	Gross Value Added
HDA	Housing Development Agency
HSS	Housing Subsidy System
IDP	Integrated Development Plan
IEP	Integrated Environmental Plan
IGR	Intergovernmental Relations
ITP	Integrated Transport Plan
IRDP	Integrated Residential Development Programme
IWMP	Integrated Waste Management Plan
JTGDM	John Taolo Gaetsewe District Municipality
LDOs	Land Development Objectives
LED	Local Economic Development
LM	Local Municipality
MDG	Millennium Development Goals
MEC	Member of Executive Council
MFMA	Municipal Finance Management Act

MIG	Municipal Infrastructure Grant
MINMEC	Ministers and Members of Executive Council
MSA	Municipal Systems Act
MTEF	Medium Term Expenditure Framework
MTSF	Medium Term Strategic Framework
MVA	Megavolt-Amperes
NDoH	National Department of Human Settlements
NDP	National Development Plan, Vision 2030
NHFC	National Housing Finance Corporation
NURCHA	National Urban Reconstruction and Housing Agency
PHP	Peoples Housing Process
SDBIP	Service Delivery and Budget Improvement Plan
SDF	Spatial Development Framework
SHRA	Social Housing Regulatory Authority
STP	Social Transformation Plan
UISP	Upgrading of Informal Settlements Programme
VIP	Ventilated Improved Pit
WC/WDM	Water Conservation / Water Demand Management Measures
WSDP	Water Services Development Plan
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works

List of Terms and Definitions

Affordable rental accommodation

Affordable rental accommodation refers to rental in formal structures that meet the conditions of rental legislation, is affordable to households earning R7500 and less and which is subsidized by government. These units must subscribe to prescribed quality, typology and environmental standards.

Child

Child is a person under the age of 18 years

Child-headed households

Child-headed households are households headed by a child and that contains only children.

Economically active person

A person of working age (between 15 and 65 years inclusive) who is available for work, and is either employed, or is unemployed but has taken active steps to find work in the reference period.

Employed

Employed: “Those who performed work for pay, profit or family gain for at least one hour in the seven days prior to the interview or who were absent from work during these seven days, but did have some form of paid work to return to.

Gap Housing/ market

“Gap housing” is a term that describing the shortfall, or “gap” in the market between residential units supplied by the state and houses delivered by the private sector. The gap housing market comprises people who typically earn between R3500 and R15000 per month, which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance.

Higher Education

Higher education refers to all learning programmes leading to qualifications higher than Grade 12 or its equivalent in terms on the National Qualifications Framework as contemplated in the South African Qualifications Authority Act, 1995 (Act No. 58 of 1995), including tertiary education

as contemplated in schedule 4 of the Constitution.

Household income

Household income refers to receipts by all household members of a household, in cash and in kind, in exchange for employment, or in return for capital investment, or receipts obtained from other sources such as pensions etc.

Informal Settlements (NUSP definition)

Statistics South Africa defines an informal dwelling as: “a makeshift structure not erected according to approved architectural plans, for example shacks or shanties in informal settlements or in backyards.”¹ An informal settlement is defined as: “an unplanned settlement on land which has not been surveyed or proclaimed as residential, consisting mainly of informal dwellings (shacks).” Informal settlements can typically be identified on the basis of the following characteristics: illegality and informality; inappropriate locations; restricted public and private sector investment; poverty and vulnerability; and social stress.²

Labour force

All employed and unemployed persons of working age (ages 15 to 65 years).

Official and expanded definition of unemployment

The unemployed are those people within the economically active population who: (a) did not work during the seven days prior to the interview, (b) want to work and are available to start work within two weeks of the interview, and (c) have taken active steps to look for work or start some form of self-employment in the four weeks prior to the interview. The expanded definition of unemployment excludes criterion (c).

Older persons

Older persons are individuals aged of 60 years and older.

Sustainable human Settlements and improved quality of household life are defined by

- Access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable.

¹ Statistics South Africa. 2010. Concepts and Definitions for StatsSA 2010, Version 3. Pretoria.

² Department of Human Settlements (DHS). 2009. Upgrading of Informal Settlements Programme. Volume 4, Part 3 of the National Housing Code (2009) p. 16.

- Access to basic services (water, sanitation, refuse removal and electricity).
- Security of tenure irrespective of ownership or rental, formal or informal structures.
- Access to social services and economic opportunity within reasonable distance.

Unemployment rate

The percentage of the economically active population that is unemployed.

Vulnerable groups

Vulnerable groups will include persons with disabilities, older persons, vulnerable women and orphans.

1 CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

The Premier of the Northern Cape Mrs. Sylvia Lucas stated on 21 February 2014 in the State of the Province Address that *“We will ensure that all people of the Northern Cape have access to adequate human settlements and quality living environments through programmes such as integrated and sustainable human settlements, thereby providing basic services and infrastructure in existing informal settlements.”*

Over the past decades South Africa has embarked on building a better life for all by providing shelter and basic services as constitutional requirements. The Housing Act, 1997 (Act No. 107 of 1997) (“the Housing Act”) states in Section 9 (1)(f) that “Every municipality must, as part of the municipality’s process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction”.

1.2 OBJECTIVES OF THE INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN

In terms of Section 25 and 26 of the Municipal Systems Act 2000 (Act No. 32 of 2000), all municipalities are required to compile Integrated Development Plans (IDPs). These plans are single, all inclusive strategic plans, and form the basis for planning and coordinating service delivery.

Within the IDP certain sector plans, which are the requirements of other national departments, also need to be prepared, and the Integrated Human Settlements Sector Plan, is one of these. The Integrated Human Settlements Sector Plan is part of the IDP process and stands as a chapter within a municipality’s IDP; it is not a stand-alone plan resulting from a separate planning process.

All of these development plans are aimed at ensuring that clear and workable plans, reinforcing each other, are in place, with the sole purpose being to achieve meaningful development and improving the living conditions of people. The Integrated Humans Settlements Sector Plan demonstrates the municipality’s plans, budget and organisational capacity to deliver on the directive set out by the Housing Act.

Some of the main purposes of the Integrated Human Settlements Sector Plan are to:³

- Ensure the effective allocation of limited resources, financial and human, to a wide variety of potential development initiatives;
- Provide guidance in prioritising housing projects, in order to obtain consensus for the timing and order of their implementation;
- Ensure more integrated development through co-ordinating cross-sector role players to align their developmental interventions into one plan;
- Ensure that budget allocations for housing are effectively applied;
- Provide effective linkages to a municipality's spatial development framework (SDF);
- Ensure that there is a definite housing focus within the IDP and SDF, with clear direction for future housing delivery;
- Provide the IDP with adequate information about housing, its choices, priorities, benefits, parameters, as well as strategic and operational requirements; and to
- Ensure that there is indicative subsidy budgeting and cash flow at the municipal level.

The main objectives of an Integrated Human Settlements Sector Plan are:⁴

- To ensure that human settlements planning reflects a broad range of community level needs and concerns and is based on credible data;
- To align the municipality's plans with national and provincial human settlements plans and priorities and to inform provincial multi-year and annual performance plans and budgets;
- To undertake human settlements planning as part of a broader, integrated and proactive urban management strategy of the municipality;
- To provide detailed human settlements project plans within a clear implementation and funding strategy;
- To develop an institutional structure and unpack clear roles and responsibilities of relevant stakeholders critical to achieving integrated human settlements planning;
- To provide a clear monitoring and evaluation framework for the human settlements function;
- To present a proactive risk management strategy; and
- To develop a clear communications plan.

³ Adapted from: Housing. Department of Housing. Republic of South Africa. Sustainable Human Settlement Planning. A Resource Book on Housing Chapters

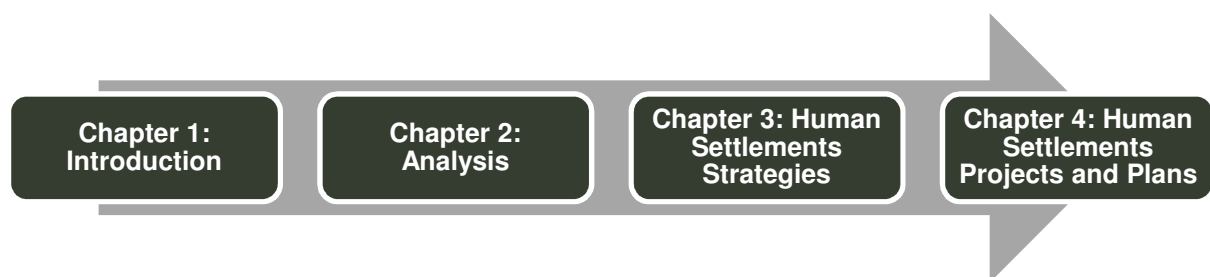
⁴ Municipal Human Settlements Sector Plan Guidelines. Aligned with the provisions of the national Housing Code, 2009 Part 3 Volume 3 Integrated Development Plans

The Integrated Human Settlements Sector Plan should be developed in accordance with the IDP and should be used together with the IDP's spatial framework and summary financial and operation related outputs, such as the 5-year financial plan, 5-year capital investment programme, 5-year action programme, and the integrated monitoring and performance management system. Like the IDP, the Integrated Human Settlements Plan is a 5-year plan, which needs to be reviewed annually. This should be done with the review of the IDP, which is also a legislative requirement.

The methodology that was followed was adapted from the IDP guidelines as well as the Municipal Human Settlement Sector Plan guidelines (aligned with the provisions of the National Housing Code, 2009 Part 3: Volume 3 Integrated Development Plans).

1.3 STRUCTURE OF THE REPORT

The structure of the report is informed by the Guidelines for Municipal Human Settlement Sector Plans (undated), and is illustrated below:



2 CHAPTER 2: ANALYSIS PHASE

This chapter aims to identify, explore and prioritise development issues within the John Taolo Gaetsewe District Municipality. The following references documents were consulted in the development of Integrated Human Settlements Sector Plan for the District:

- Northern Cape Multiyear Housing Development Plan, 2011 – 2015
- Gamagara Municipality Reviewed SDF, 2010
- Gamagara Mining Corridor Study (SMEC), 2013
- Gamagara IDP, first review, planning 2013-2014
- Gamagara Integrated Housing Sector Plan, 2010 – 2015, dated 10 March 2011
- Ga-Segonyana IDP 2013 – 2014 review
- Ga-Segonyana Final SDF, 20 July 2008
- Ga-Segonyana Water and Sanitation Master Plan, 7 September 2009
- Joe Morolong Final IDP, 2013 – 2014
- Joe Morolong SDF, October 2012
- John Taolo Gaetsewe District Municipality, Final SDF, 2012
- John Taolo Gaetsewe District Municipality IDP, 2013/2014
- Northern Cape Socio-Economic Features of Household and Population living in informal dwellings, 30 Dec 2013
- Northern Cape Provincial Growth and Development Strategy
- Northern Cape COGHSTA Annual Report, 2013
- Northern Cape COGHSTA Annual Performance Plan 2013 -2016
- Northern Cape COGHSTA Housing Project List 2009 - 2014
- Northern Cape Dept. Education Signed project list 2014 – 2017
- Northern Cape Dept. Health, Service Transformation Plan, 9 Dec 2010
- Housing Code

The setting of local development priorities is also meant to be determined through a process that combines technical and participatory analyses. This is to be followed by prioritisation activities that combine technical, participatory as well as political inputs. There are therefore a number of stages where housing issues are explored as part of the analysis phase; and for development of this Integrated Human Settlements Sector Plan these stages were influenced and guided by an analysis of the environments in which the municipality operates. These environments are illustrated in the figure below and discussed in more detail in the sections following.

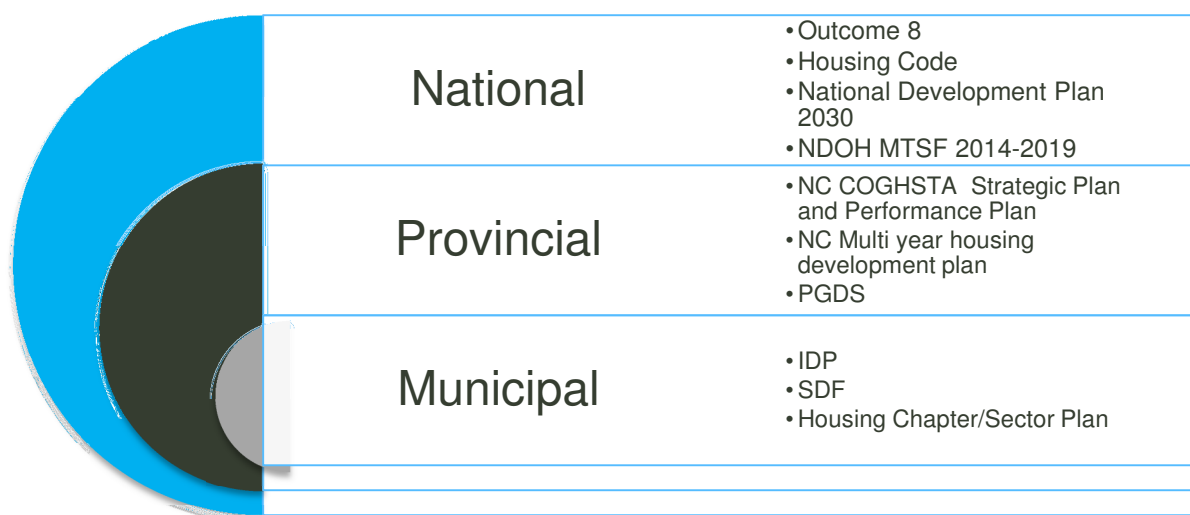
Figure 1: Environments of the Analysis Phase



2.1 LEGAL AND POLICY ENVIRONMENT

The compilation of an Integrated Human Settlements Sector Plan is guided by legislation, policy documents and other inter-governmental relations. The relevant Acts and housing subsidy allocation guidelines are discussed in this section, whilst the main development policy documents are discussed in Chapter 3: Human Settlements Strategy, since they inform the strategic direction that human settlements delivery should take. In summary, human settlements planning is directed by the following policy frameworks and strategic documents as indicated in the figure below:

Figure 2: Policy Reference Framework



2.2 LOCALITY AND GEOGRAPHICAL ENVIRONMENT

The John Taolo Gaetsewe District Municipality, formerly known as the Kgalagadi District, is situated in the north eastern quadrant of the Northern Cape Province and is bordered by:

- The Siyanda and Francis Baard District Municipalities to the south and west;
- The North West Province (Dr. Ruth Segomotsi Mompati District Municipality) to the east and northeast; and
- Botswana to the northwest.

Administratively, the JTGDM comprises three Local Municipalities:

- The Gamagara Local Municipality;
- The Ga-Segonyana Local Municipality; and
- The Joe Morolong Local Municipality,

which encapsulates the geographical area, covered by the former District Management Area and the former Moshaweng Local Municipality.

2.2.1 GAMAGARA MUNICIPALITY

The municipal area of Gamagara consists of 5 towns, Kathu, Sesheng, Dibeng, Dingleton, and Olifantshoek; and the area is demarcated into 5 wards (Ward 1: Kathu, Ward 2: Dibeng, Ward 3: Dingleton, Skerpdraai, Diepkloof, Ward 4: Olifantshoek and Ward 5: Sesheng).

Kathu, 'the town under the trees', came into being because of Iscor's iron ore mining activity in the Kalahari⁵. Municipal status was allocated to the town of Kathu in July 1979. Kathu is connected by rail (Dingleton Station) via Kimberley, as well as by road to all the main centers namely Johannesburg, Bloemfontein, Windhoek and Cape Town, and has an airport with a tarmac runway. The municipality originally consisted of 2 towns, namely Sesheng and Kathu.

Sesheng is located to the west of Kathu and was initially planned as a high density residential area for mine workers, without families of any social structure. It consists of group housing units that belong to the mine to the west, with small pockets of other houses to the west thereof. Due to pressure from labour unions and Government policy on hostels, group homes are to be changed to single flat units for employees of the mine. The larger residential housing component of Sesheng is located nearer to Kathu in the form of single residential houses (Ext. 5).

Dibeng is located approximately 28km north west of Kathu alongside the R380 road in the Northern Cape Province. The settlement consists of two suburbs, namely Deben and Haakbosdraai. Dibeng started off as a small settlement on the banks of the Gamagara River, which provided water for the small town. The locations of the residential areas are characterized by the river in the center of town and the rocky lime stone outcrops directly east and west of the river. Dibeng consists entirely of single residential houses, but can be split into a low density area to the west and higher density houses to the east. Dibeng was given its name by the Tswana and means "first drinking place".

Dingleton developed in a linear form along the one side of the then main road between Upington and Kuruman. Dingleton consists almost totally of low density single residential houses. The town is surrounded by large mine activities and the resettlement of Dingleton residents is eminent due to expansions of mining activities in this direction.

Olifantshoek is south-west of Kathu, south-west of Kuruman and north-east of Upington. With the amalgamation of municipalities in 2000 Olifantshoek Municipality became part of the Tsantsabane Local Municipality, until 2006 when it was amalgamated with the Gamagara Local Municipality. The town is a low/medium density residential area, but due to new developments which are underway it will in future become a high density residential area.

⁵ Gamagara IDP, 2010-2011, p10

The Gamagara Municipality serves an area of 2619 square kilometres, which is approximately 10% of the total John Taolo Gaetsewe District area, and is located in the north-eastern sector of the Northern Cape, on the N14 National Road between Upington and Vryburg. It is approximately 200km north-east of Upington and 280km north-west of Kimberley.

2.2.2 GA-SEGONYANA MUNICIPALITY

The Ga-Segonyana Local Municipality is located in the north-eastern part of the Northern Cape Province and forms part of the John Taolo Gaetsewe District Municipality (hereinafter JTGDM). Before March 2006, Ga-Segonyana Local Municipality was a cross-border municipality, straddling between the Northern Cape and North West Provinces. However, following the re-demarcation process both the Ga-Segonyana Local Municipality and the John Taolo Gaetsewe district are located within the Northern Cape Province.

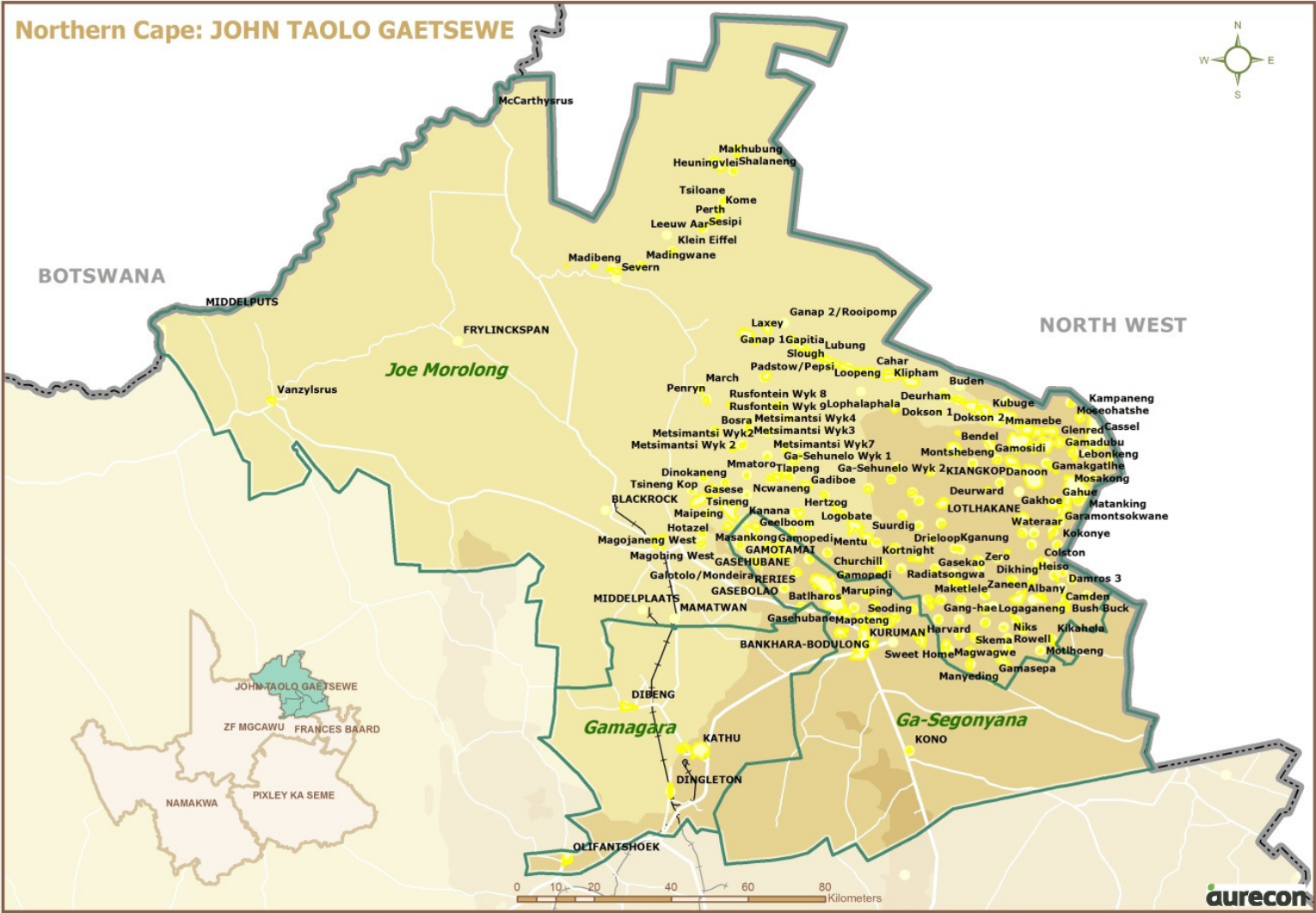
The Ga-Segonyana Local Municipality consists of 32 residential areas divided into thirteen wards (80% of the population reside in rural villages). Ward no 2, consisting of an extensive farming community to the south of Kuruman accounts for 84% of the land area, but the other 8 wards have more than 80% of the population of the municipality. A large tribal area is located to the north of Kuruman.

2.2.3 JOE MOROLONG MUNICIPALITY

The Joe Morolong Municipality is a Category B Municipality (NC451) located within the John Taolo Gaetsewe District Municipality. The Municipality was initially established in 2001, known as the Moshaweng Local Municipality as a cross-border Municipality and included 11 wards with \pm 130 settlements in parts of the North West and Northern Cape Provinces. In February 2006, the Premiers of the Northern Cape and North West Provinces signed an agreement, which effectively repealed the statutory provisions of the cross-border Municipalities. Since 18 May 2011, the previously John Taolo Gaetsewe District Municipality Area which included Vanzylsrus, Hotazel and McCarthyrsrus, was also incorporated into the Joe Morolong Local Municipality. This additional area comprised mostly of commercial and privately owned (Mines) farms with no traditional settlements located on it.

The Joe Morolong Local Municipality is the most populous Municipality within the District. Joe Morolong is a rural area consisting of a traditional component where Traditional Leaders play a critical role in decision making. The area consists of approximately 185 so-called “villages” (traditional settlements). The total extent of the Joe Morolong Local Municipality is 20,172 square kilometres.

Figure 3: JTGDm Locality Map



2.3 SOCIO-ECONOMIC ENVIRONMENT

2.3.1 DEMOGRAPHIC PROFILE

An overview of the demographic situation in the municipality provides an understanding of the current number of people residing within the area and the population growth that may influence the housing situation.

The section below makes use of the following datasets:

- Statistics SA: Population Census 2011
- Statistics SA: Community Survey, 2016

2.3.1.1 POPULATION AND HOUSEHOLD INDICATORS

The population indicators and trends of the John Taolo Gaetsewe District Municipality for the period 2001 to 2011 are indicated in Table 1.

Table 1: District Population Indicators and Trends, 2011 to 2016

Population Indicator	John Taolo Gaetsewe District
Area (Square Km)	27,283
Population 2011	224,798
Population 2016	242 264
Total Population Growth in Numbers 2011 - 2016	17 466
Total Population Growth Rate 2011 – 2016	8%
*CAGR 2011 – 2016	1.6%
Population Density (people per km ²) 2011	8.2
Population Density (people per km ²) 2016	8.9

*CAGR: Compound Annual Growth Rate

Table 1 show that the Districts population grew 8% from 2011 to 2016, which translates to an increase of 17 466 individuals.

Table 2 depict the population trends and distribution of the John Taolo Gaetsewe District Municipality's main places

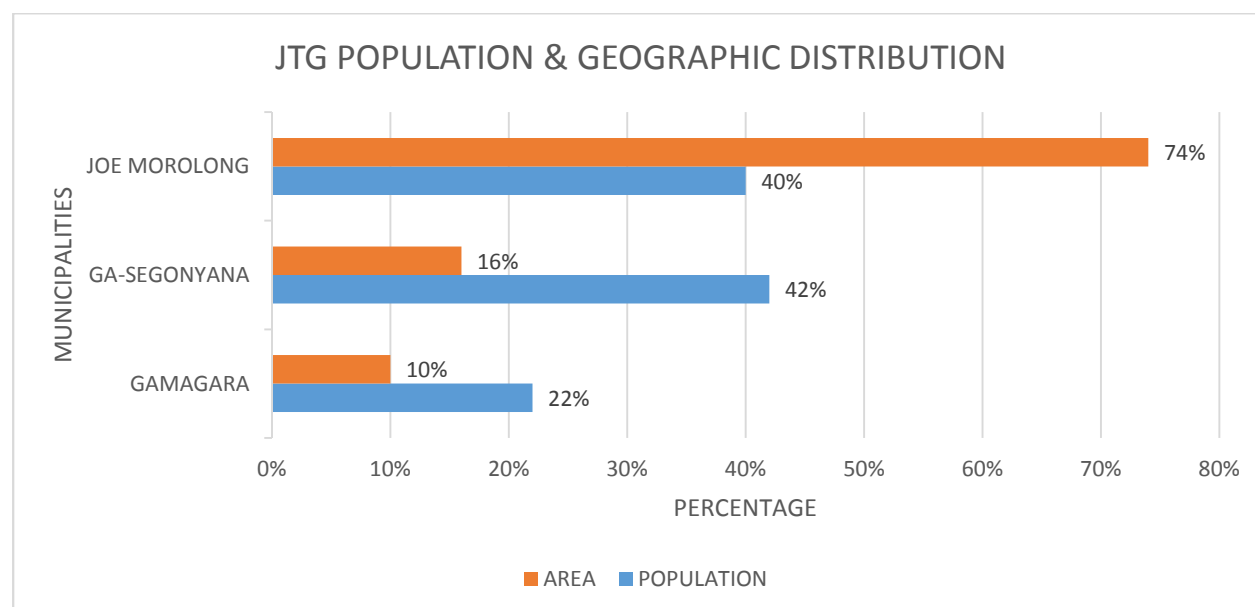
Table 2: Population Trends per Municipality, 2011 to 2016

Municipality	Total Population 2011	Total Population 2016	Total Population Growth Numbers 2011 - 2016	Total Population Growth Rate 2011 - 2016
Gamagara Municipality	41,618	53 656	12,038	29%
Ga-Segonyana Municipality	93,651	104 408	10 757	11%
Joe Morolong Municipality	89,529	84 201	5 328	-6%
John Taolo Gaetsewe District	224,798	242 264	28 123	13%

Two of the three Municipalities located in the John Taolo Gaetsewe District, namely Gamagara and Ga-Segonyana experienced a positive growth rate from 2011 to 2016 of 29% and 11% respectively. During this period the Joe Morolong Municipality experienced a negative growth rate of -6%.

The population and geographical distribution of the three Local Municipalities within the John Taolo Gaetsewe District are depicted in the following figure:

Figure 4: Population and Geographic Distribution of the John Taolo Gaetsewe District's Local Municipalities, 2016



The Joe Morolong Municipality covers 74% of the District's total surface area, making it the largest Municipality in terms of square kilometres. Although Joe Morolong is the largest Municipality in terms of surface area, the largest portion of the District's population (42%,) resides in Ga-Segonyana.

Table 3 shows the household indicators and trends of the John Taolo Gaetsewe District Municipality for the period 2011 to 2016.

Table 3: District Household Indicators and Trends, 2011 to 2016⁶

Household Indicator	John Taolo Gaetsewe District
Household Total 2011	61,331
Household Total 2016	72,311
Total Household Growth in Numbers 2001 - 2011	10,980
Total Household Growth Rate 2001 - 2011	17%
Average Household Size 2011	3.7
Average Household Size 2016	3.4

Table 10 indicates that the Districts' population grew 13% from 2011 to 2016. Table 2 indicates that during the same period the total number of households grew 17%. This can be explained by the average household size showing a decrease from 3.7 people per household in 2011 to 3.4 in 2016.

The distribution and growth trends of households in the John Taolo Gaetsewe District are shown in Table 4.

Table 4: Household Trends per Municipality, 2011 to 2016

Municipality	Household Total 2011	Household Total 2016	Total Household Growth in Numbers 2011 - 2016	Total Household Growth Rate 2011 - 2016	Average Household Size 2001	Average Household Size 2011
Gamagara Municipality	11,646	15,723	4,077	35%	3.9	2.9
Ga-Segonyana Municipality	27,176	32,669	5,493	20.2%	3.5	4.9
Joe Morolong Municipality	23,934	23, 919	-15	0%	3.8	-1595.6
John Taolo Gaetsewe DM	62,756	72,311	9,555	15%	3.7	6.6

As with the population growth, the Gamagara Municipality also experienced the highest growth in household numbers from 2011 to 2016. The John Taolo Gaetsewe District, the Ga-Segonyana Municipality and the Joe Morolong Municipality all experienced a higher household growth from 2001 to 2011 than population growth during the same period. The Gamagara Municipality in contrast experienced a higher population growth than household growth during this period. This phenomenon explains why the average household size of the District, Ga-Segonyana and Joe Morolong Municipalities experienced a decrease from 2001 to 2011, and the Gamagara Municipality experienced an increase.

⁶ Statistics South Africa, Census 2001 and Census 2011

2.3.1.2 AGE AND GENDER STRUCTURE

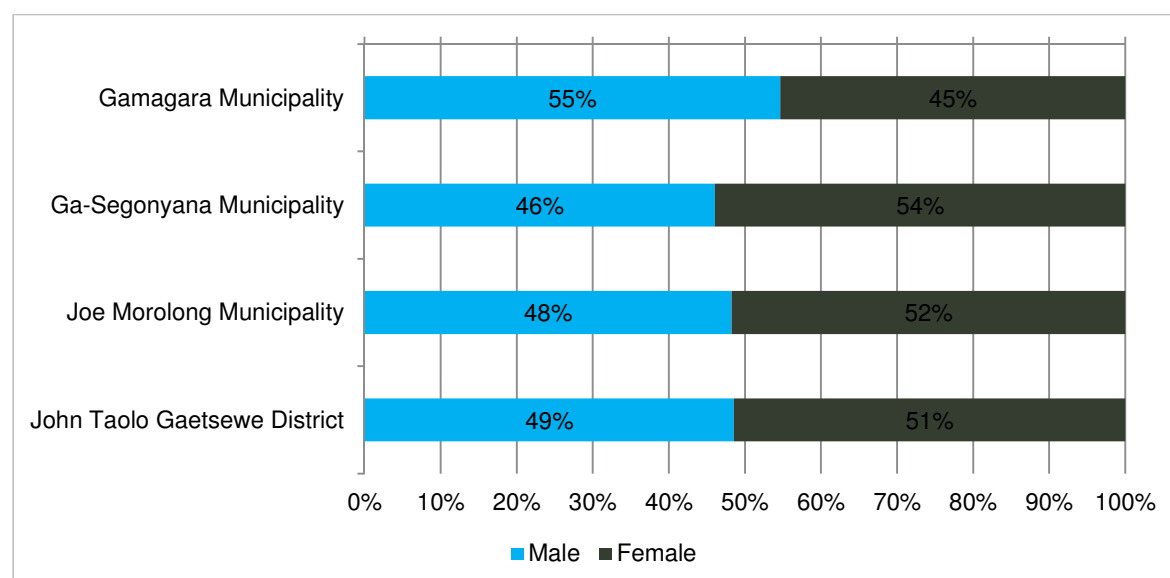
The age structure and gender structure of the John Taolo Gaetsewe District is depicted in Table 5 and Figure 6 respectively:

Table 5: Age Structure per Municipality, 2011

	Gamagara Municipality	Ga-Segonyana Municipality	Joe Morolong Municipality	John Taolo Gaetsewe District
Child/Youth (0-14 years)	25%	32%	39%	34%
Potentially Economically Active/Working Age (15-64 years)	72%	63%	54%	61%
Aged/Retired (65+ years)	3%	4%	6%	5%
Total	100%	100%	100%	100%

The Joe Morolong Municipality has the largest portion of youth and aged/retired population, which indicate a high dependency on the individuals that are of working age. The Gamagara Municipality in contrast has the smallest portion of youth and aged population and the largest portion of individuals of working age. Both the Gamagara and the Ga-Segonyana Municipalities have a high portion of individuals of working age which indicate that these Municipalities either have, or there is a perception that they have more employment opportunities as individuals of working age tend to move towards areas they might find employment.

Figure 5: Gender Structure per Municipality, 2011



There are slightly more female than males in the John Taolo Gaetsewe District. The District has a male to female ratio: 1:1.1 – meaning that there are 1.1 females for every male. This is also the trend of the Municipalities within the District except for the Gamagara Municipality which has a higher male to female ratio (more males than females)

2.3.2 EDUCATION

Education, together with many features outlined, is a measure of quality of life. Education levels affect financial literacy and knowledge about how housing schemes, markets, policy and tenure works. The adult education levels (individuals 20 years and older) of the John Taolo Gaetsewe District Municipality is depicted below in Table 6.

Table 6: District Adult Education Levels, 2011

Education Level	Number of Adults	As a Percentage of Total Adults
No schooling	17,897	14%
Some primary	24,127	19%
Complete primary	6,409	5%
Some secondary	39,174	31%
Grade 12/ Std 10	25,179	20%
Higher	10,535	8%
Unspecified	435	0%
Not applicable (e.g. institutional, transients)	2,728	2%
Total	126,484	100%

Approximately 14% of the adults in the John Taolo Gaetsewe District have no form of schooling or education. 20% of the adults finished matric (grade 12 or standard 10) and 8% obtained a higher education.

Figure 6: Adult Education Levels per Municipality, 2011

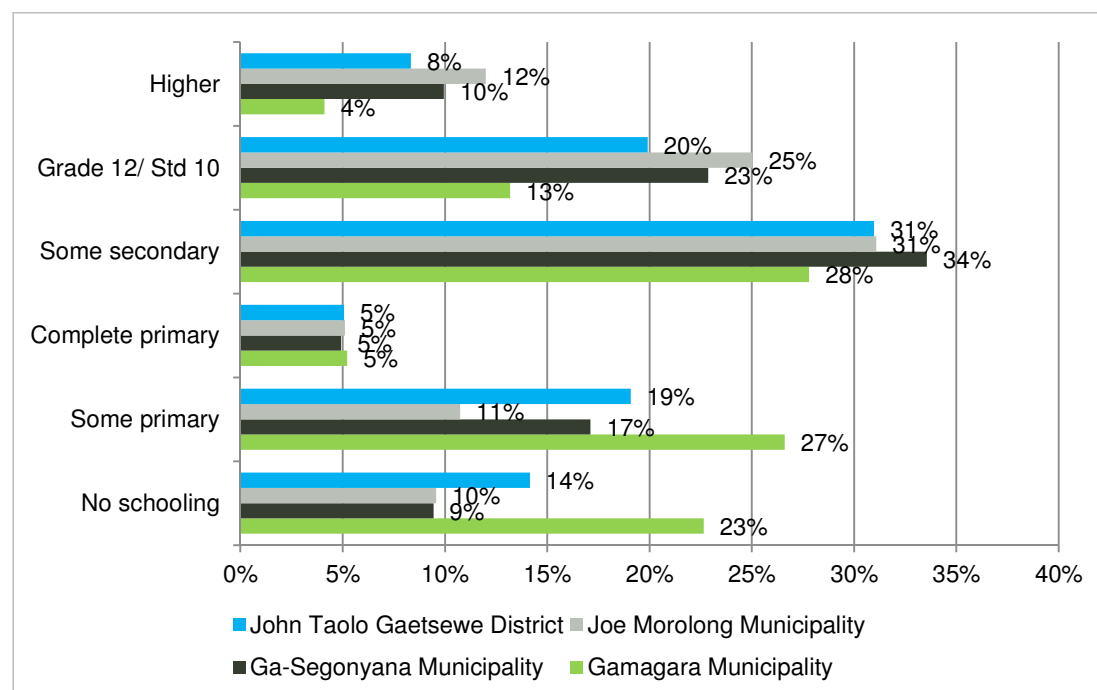


Figure 7 shows that the largest portion of adults with either no form of schooling (23%) or only some primary education (27%) is in the Gamagara Municipality indicating a large concentration of unskilled adults.

2.3.3 EMPLOYMENT STATUS

The employment profile of the study area is an important indicator of human development. The quality of labour is reflected, among other things, by the educational profile of the economically active population and the availability of training facilities in the region. The term labour force refers to those people who are available for employment in a certain area. According to Statistics South Africa⁷, the definitions of the following employment indicators are:

- Economically active person: “A person of working age (between 15 and 65 years inclusive) who is available for work, and is either employed, or is unemployed but has taken active steps to find work in the reference period.”
- Employed: “Those who performed work for pay, profit or family gain for at least one hour in the seven days prior to the interview or who were absent from work during these seven days, but did have some form of paid work to return to.”
- Official and expanded definition of unemployment: “The unemployed are those people within the economically active population who: (a) did not work during the seven days prior to the interview, (b) want to work and are available to start work within two weeks of the interview, and (c) have taken active steps to look for work or start some form of self-employment in the four weeks prior to the interview. The expanded definition of unemployment excludes criterion (c).”
- Labour force: “All employed and unemployed persons of working age”.
- Unemployment rate: “The percentage of the economically active population that is unemployed.”

⁷ Statistics South Africa. 2010. *Concepts and Definitions for StatsSA 2010, Version 3*. Pretoria.

The employment indicators of the John Taolo Gaetsewe District Municipality are depicted in Table 7.

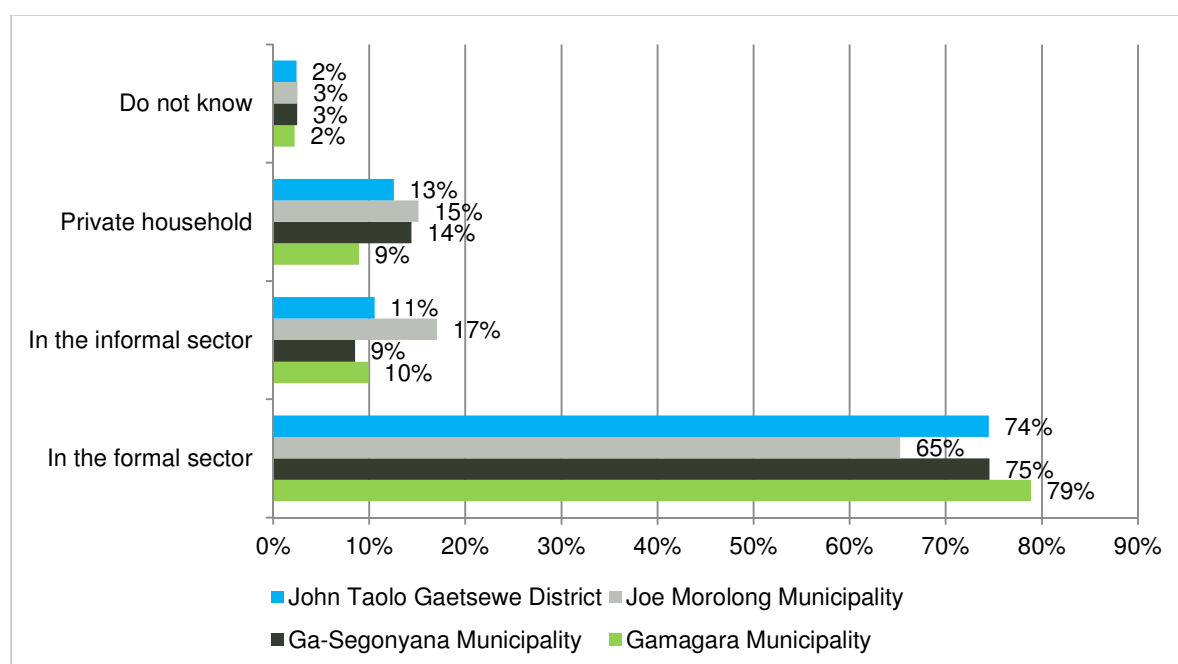
Table 7: Employment Indicators, 2011

Employment Indicator	Gamagara Municipality	Ga-Segonyana Municipality	Joe Morolong Municipality	John Taolo Gaetsewe District
Employed	16,047	20,244	7,874	44,165
Unemployed	3,539	10,169	5,235	18,943
Discouraged work-seeker	874	3,897	6,197	10,968
Labour Force	19,586	30,413	13,109	63,108
Unemployment Rate	18%	33%	40%	30%
Unemployment Rate (including discouraged work-seekers)	23%	46%	87%	47%

The District has an unemployment rate of 30%, which translates to almost 19,000 individuals not having work. **It is important to note that this unemployment rate does not include the discouraged work-seekers which will increase the unemployment rate to 47% if it were to be added.** With an unemployment rate of 18%, the Gamagara Municipality is the only Municipality which has a lower unemployment rate than the District. The Joe Morolong Municipality has the highest unemployment rate in the District of 40%.

The sector of employment is depicted in Figure 7.

Figure 7: Sector of Employment, 2011



Overall, majority of employed individuals are employed in the formal sector. The Gamagara Municipality has the highest portion of formal sector employment while the largest portion of informal sector employment is within the Joe Morolong Municipality.

Employment shifts including moves from permanent to casual and from formal to informal work is a nationally observed trend of informal dwellers who “live where they do for reasons vital to their everyday survival.”⁸ This highlights the limitations of relocating to the peripheries of towns and cities and to other parts of the town, whilst emphasizing the importance of upgrading informal settlements through in-situ development.⁹

The formal employment indicators and trends of the John Taolo Gaetsewe District Municipality is depicted in Table 8, the following indicators are show:

- total number of individuals formally employed per sector for 2001 and 2011;
- contribution each sector made towards total formal employment in 2001 and 2011;
- total formal employment percentage growth per sector from 2001 to 2011; and
- total growth in the number of formally employed individuals per sector from 2001 to 2011.

Table 8: Employment Indicators and Trends, 2001 to 2011¹⁰

	Total Individuals Formally Employed 2001	Contribution to Total Employment 2001	Total Individuals Formally Employed 2011	Contribution to Total Employment 2011	Total Percentage Growth 2001 - 2011	Growth in Numbers 2001 - 2011
Agriculture, forestry and fishing	2,623	12%	1,079	4%	-59%	-1,544
Mining and quarrying	5,691	26%	8,281	29%	46%	2,590
Manufacturing	1,318	6%	921	3%	-30%	-397
Electricity, gas and water	94	0%	146	1%	56%	52
Construction	950	4%	644	2%	-32%	-306
Wholesale and retail trade, catering and accommodation	2,680	12%	4,024	14%	50%	1,344

⁸ Hunter, M. and Posel, D. (2012) Here to work: the socioeconomic characteristics of informal dwellers in post-apartheid South Africa. In: Environment & Urbanization, Vol 24(1): 285–304. DOI: 10.1177/0956247811433537 [www.sagepublications.com \[Online\]. Available: http://abahlali.org/files/hunter.pdf](http://abahlali.org/files/hunter.pdf)

⁹ Hunter, M. and Posel, D. (2012) Here to work: the socioeconomic characteristics of informal dwellers in post-apartheid South Africa. In: Environment & Urbanization, Vol 24(1): 285–304. DOI: 10.1177/0956247811433537 [www.sagepublications.com \[Online\]. Available: http://abahlali.org/files/hunter.pdf](http://abahlali.org/files/hunter.pdf)

¹⁰ Quantec Research, Standardised Regional Data 2012

	Total Individuals Formally Employed 2001	Contribution to Total Employment 2001	Total Individuals Formally Employed 2011	Contribution to Total Employment 2011	Total Percentage Growth 2001 - 2011	Growth in Numbers 2001 - 2011
Transport, storage and communication	391	2%	661	2%	69%	271
Finance, insurance, real estate and business services	984	4%	2,374	8%	141%	1,389
Community, social and personal services	3,306	15%	3,677	13%	11%	371
General government	3,996	18%	6,397	23%	60%	2,401
Total	22,032	100%	28,204	100%	28%	6,171

The John Taolo Gaetsewe District experienced an overall increase in employment from 2001 to 2011 of 28% or 6,171 employment opportunities. Three sectors, namely agriculture, manufacturing and construction show a decrease in employment from 2001 to 2011, with agriculture showing the largest decrease (-59% or a loss of 1,544 employment opportunities). In terms of percentage growth from 2001 to 2011, the finance, insurance, real estate and business services experienced the highest growth of 141% followed by the transport, storage and communication sector (69%). In terms of highest growth in numbers, the mining sector experienced the highest growth with an increase of 2,590 employment opportunities, followed by general government with 2,401 employment opportunities.

2.3.4 INCOME LEVELS

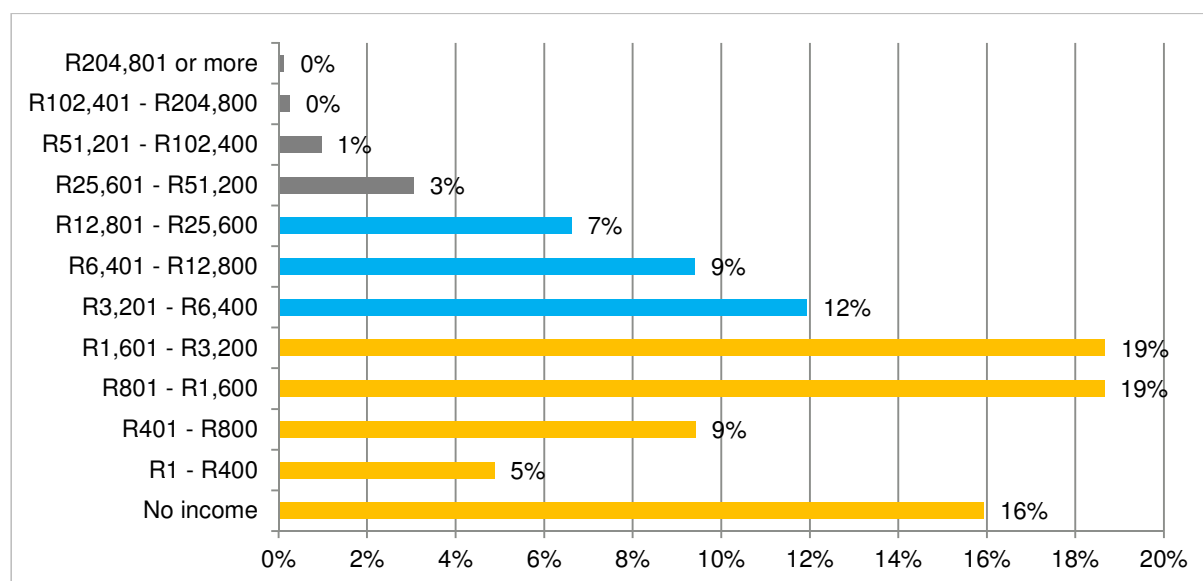
Household income is an indicator of poverty, and quality of life. In housing delivery it determines the proportion of households that require project linked subsidies and finance linked individual subsidy programme (FLISP) for example. There can be distinguished between three income categories:

Table 9: Income Category Classification

Income Category	Monthly Income	Annual Income
Low Income	R 0 to R 3,200	R 0 to R 38,200
Middle Income	R 3,201 to R 25,600	R 38,201 to R 307,600
High Income	R 25,601 or more	R 307,601 or more

The John Taolo Gaetsewe District Municipality's household income structure is depicted in Figure 8.

Figure 8: Household Income Structure, 2011



A total of 16%, or 9,778 households, in the John Taolo Gaetsewe District earn no form of income.

The Municipality's income structure per income category for 2001 and 2011 is shown in the following table:

Table 10: Income Structure per Income Category, 2001 and 2011

Income Category	Number of Households 2001	As Percentage of Total Households 2001	Number of Households 2011	As Percentage of Total Households 2011	Total percentage growth from 2001 to 2011
Low Income	40,780	87%	41,454	68%	2%
Middle Income	5,909	13%	17,161	28%	190%
High Income	292	1%	2,716	4%	829%
Total	46,981	100%	61,331	100%	

The portion of households falling in the low income category show a decrease from 87% in 2001 to 68% in 2011; however the number of households in this income category show a slight increase. The number of households in the middle and high income categories show large increase during this period of 190% and 829% respectively. The number of households in the high income group increased from 292 in 2001 to 2,716 in 2011.

2.3.5 MIGRATION¹¹

An understanding of where demand originates from, and from whom can inform decisions regarding the types, tenure and location of homes needed as well as decisions on spending and prioritisation. Households have preferences with regards to choice of settlement, as well as tenure aspirations that should be respected. Urbanisation and a rapid increase in population affect future trends that guide planning and the setting of priorities.

Urban migration occurs for a number of reasons and there are pushing and pulling forces.

Typical pulling forces can be:

- Job opportunities
- Better living conditions
- Political and / or religious freedom
- Education
- Better medical care
- Attractive climates
- Security
- Family links
- Industry
- Better chances of marrying

Typical pushing forces can be:

- Job opportunities;
- Opportunities (economic, social and physical);
- Education;
- Access to basic engineering services;
- Environmental degradation;
- Political;
- Medical care / health;
- Natural disasters; and

¹¹ Northern Cape Socio-economic features of households and populations living in informal dwellings, 30 Dec 2013

- Poor housing.

At a provincial level, migration plays an important role in the population growth of provinces. Between 2001 and 2011, the Northern Cape experienced a net out-migration of -6 735 persons, resulting from an in-migration of 62 792 persons and an outmigration of 69 527 persons. The highest migration interaction was with the North West and the Western Cape, although the Northern Cape gained more people from the North West than it lost to it (17 000 versus 11 478), while it lost more people to the Western Cape than it gained from it (17 577 versus 10 566).

The people of the Northern Cape are relatively immobile and tend to stay in the same place for their lifetime. In 2011, 83.2% of the Northern Cape's population had been there at least since 2001 or born later and not moved.

The portion of the Districts population that has been living in the same place since 2001 (both born before and after 2001) totals 79%, while 19% (both born before and after 2001) have not been living in the same place since 2001.

Figure 9: Population living in the same place since October 2001¹²

Living in this place since 2001	Number of Individuals	Percentage of Total
Yes	130,514	58%
No	37,971	17%
Born after October 2001 but never moved	47,961	21%
Born after October 2001 and moved	4,987	2%
Not Applicable	3,366	1%
Total	224,799	100%

2.3.6 HEALTH

HIV/AIDS has been recognised as one of the most pressing issues for both international and national development. Shortly after the pandemic reached its peak in 1999, world leaders came together to begin to halt and reverse the pandemic by the year 2015 in order to reach the Millennium Development Goals, particularly Goal 6 which sets out the initiative on the fight against HIV/AIDS. According to United Nations AIDS (UNAIDS) the efforts of eradicating HIV/AIDS have seen the number of new infections decrease by 19% over the past few years. However, the epicentre of HIV/AIDS is still felt the greatest in Sub-Saharan countries particularly South Africa.¹³

Since 1990, the South African Department of Health has undertaken a series of annual unlinked and anonymous HIV Surveys amongst women attending antenatal clinics (ANCs) of the Public Health Service. The prevalence in Northern Cape has remained static.

¹² Data source: Statistics South Africa. Census 2011. Interactive data in Super Cross.

¹³ United Nations: Aids Program (UNAIDS)

The estimated overall HIV prevalence rate in South Africa is approximately 10%. The total number of people living with HIV is estimated at approximately 5,26 million in 2013. For adults aged 15–49 years, an estimated 15,9% of the population is HIV positive.¹⁴

Table 11: Overview of HIV prevalence 2011¹⁵

Indicator	John Taolo Gaetsewe DM	DM contributor to the NC
Antenatal clients tested for HIV	76%	26%
Antenatal clients HIV 1 st test positive	14%	35%
Estimated number of infants born to HIV positive women	61%	22%
HIV positive infants (tested at 6 weeks)	4%	18%
HIV pre-test counselled (excluding antenatal)	94%	16%

From the table above it is revealed that approximately 76% of pregnant mothers were tested for HIV within John Taolo Gaetsewe District Municipality in 2011, of which only 14% were tested positive. An estimated 61% of infants are born to HIV positive women in John Taolo Gaetsewe District Municipality of which only 4% of babies are tested for HIV at 6 weeks of age. The table further indicate that 94% of individuals who underwent HIV tests within the district, decided to undergo pre-test counselling.

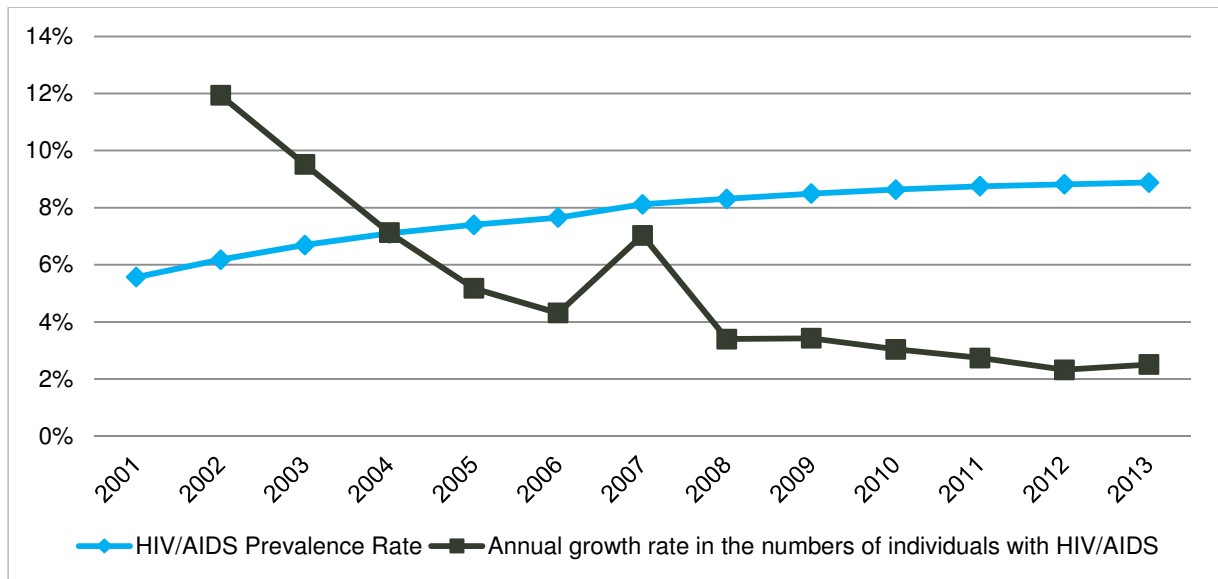
The HIV/AIDS prevalence rate (portion of the total population living with HIV/AIDS) and the annual percentage increase in the number of individuals with HIV/AIDS from 2001 to 2013 for the John Taolo Gaetsewe District Municipality is depicted in Figure 10.

Figure 10: District HIV/AIDS Indicators, 2001 to 2013¹⁶

¹⁴ Data source: Statistics South Africa. 2013 Mid-year population estimates

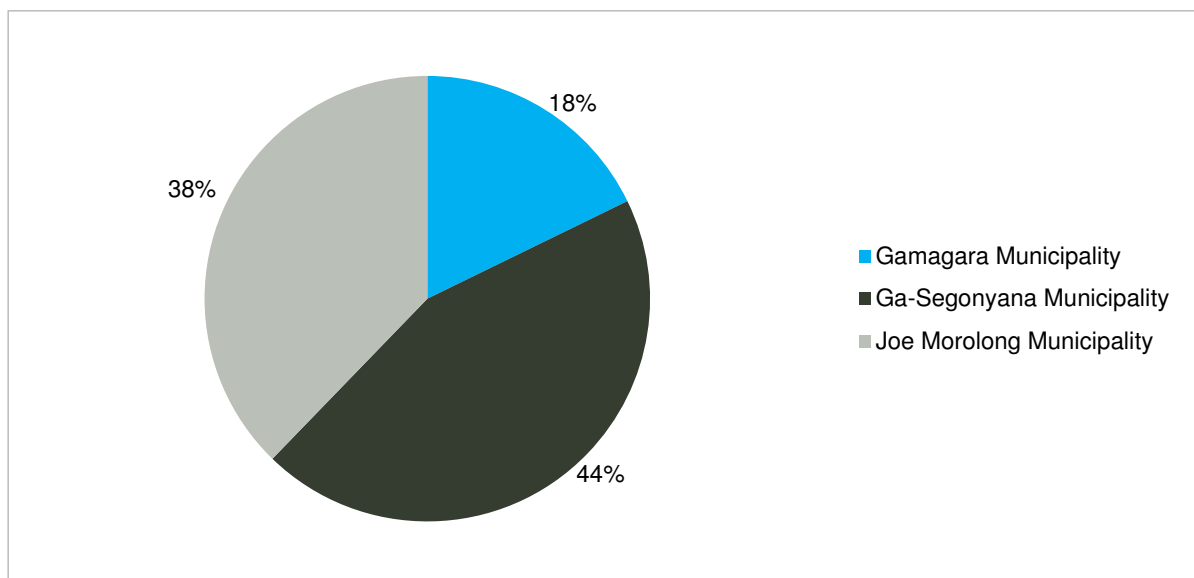
¹⁵ District Health Barometer 2011/2012

¹⁶ Quantec Research, Standardised Regional Data 2014



The trend of the John Taolo Gaetsewe District Municipality's HIV/AIDS prevalence rate is experiencing a steady but low annual increase. In 2001 the Municipality recorded an HIV/AIDS prevalence rate of 5.6%, which has increased to 8.9% in 2013. It should be noted that although the HIV/AIDS prevalence rate is showing a steadily annual increase, the annual growth in the number of individuals with HIV/AIDS, although experiencing a positive growth rate, is showing an annual decline (from 2001 to 2002 the number of individuals with HIV/Aids increased 11.9%, from 2012 to 2013 the number of individuals with HIV/AIDS increased 2.5%.

Figure 11: HIV/AIDS Distribution per Municipality, 2013



2.3.7 VULNERABLE GROUPS

According to Statistics South Africa¹⁷ vulnerable groups will include, persons with disabilities, older persons, vulnerable women and orphans. Due to the limitations of current available data, the following data (2011) were utilised to categorise four groups that are potentially vulnerable in order to construct a profile of vulnerable groups for the John Taolo Gaetsewe District Municipality:

- Number of households with children as the household head – children referring to an individuals under the age of 18¹⁸. (Statistics South Africa, Census 2011)
- The number of individuals classified as older – old referring to individuals aged 60 years and older¹⁹. (Statistics South Africa, Census 2011)
- The total number of individuals HIV/AIDS positive. (Quantec Research, Standardised Regional Data, 2013)
- The total number of individuals with a disability – referring to individuals who cannot perform/undertake the following actions: hearing, communication, remembering/concentration, walking/climbing stairs, taking care of themselves. It should be noted that due to the fact that one individuals can have more than one disability, this number can be lower – there are however no information available to refine this group. (Statistics South Africa, Census 2011)

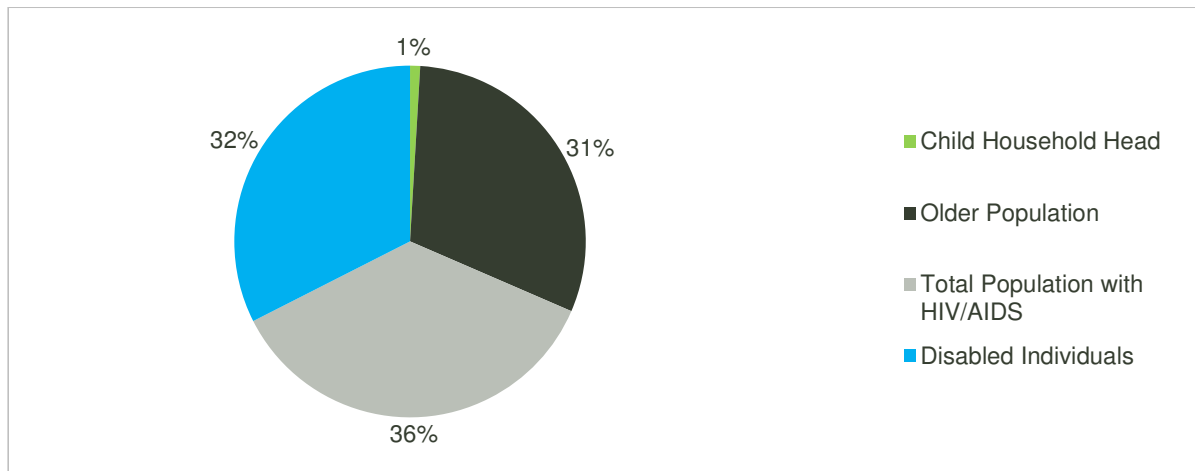
The following figure illustrates the total portion each of the four vulnerable groups discussed above contributes towards the overall total of vulnerable individuals in the John Taolo Gaetsewe District Municipality.

Figure 12: Vulnerable Groups²⁰

¹⁷ Statistics South Africa: Social profile of vulnerable groups in South Africa. 2002 – 2011. Report No. 03-19-00
Online: <http://www.statssa.gov.za/publications/Report-03-19-00/Report-03-19-002011.pdf>

¹⁸ Statistics South Africa: Social profile of vulnerable groups in South Africa. 2002 – 2011. Report No. 03-19-00
Online: <http://www.statssa.gov.za/publications/Report-03-19-00/Report-03-19-002011.pdf>

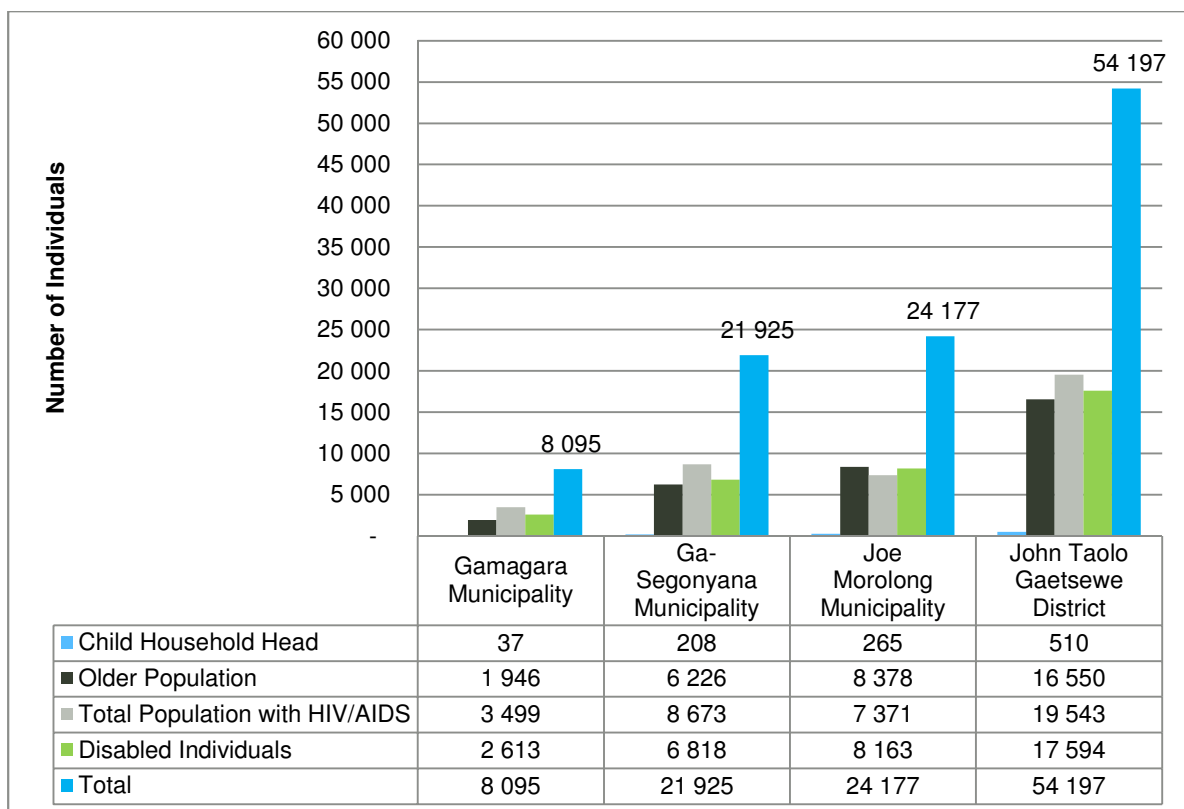
¹⁹ Statistics South Africa: Social profile of vulnerable groups in South Africa. 2002 – 2011. Report No. 03-19-00
Online: <http://www.statssa.gov.za/publications/Report-03-19-00/Report-03-19-002011.pdf>



The highest portion of the overall vulnerable groups is individuals with HIV/AIDS (36%), followed by disabled individuals (32%) and older population (31%).

Figure 14 shows the total number of individuals per vulnerable group for the John Taolo Gaetsewe District and its three Local Municipalities.

Figure 13: Number of Individuals per Vulnerable Group, 2011



²⁰ Calculations based on Statistics South Africa Census 2011 and Quantec Research Standardised Regional Data, 2014

A total of 54,197 individuals can be classified as vulnerable in the John Taolo Gaetsewe District. The Municipality with the highest number of individuals classified as vulnerable is the Joe Morolong Municipality (24,177 individuals). The Joe Morolong has the highest number (265) of households with children as the household head as well as older population (8,378 individuals) and disabled individuals (8,163). The Ga-Segonyana Municipality has the highest number of individuals with HIV/AIDS (8,673 individuals).

2.3.8 SOCIAL INFRASTRUCTURE

2.3.8.1 EDUCATIONAL FACILITIES

Education, together with many features already outlined, is a measure of quality of life. Education levels affect financial literacy and knowledge about how housing schemes, markets, policy and how tenure works. The table below indicates the educational facilities in the municipal areas.

Table 12: Educational facilities²¹

Facility	Gamagara	Ga-Segonyana	Joe Morolong*	Total JTGDM
Primary schools	8	35	62	105
Intermediates/Middle schools	2	6	27	35
Secondary schools	3	16	12	31
Combined	1	-	-	1
Independent	4	1	-	5
LSEN	-	1	-	1

* An approximation: In general the majority of the villages have primary schools, however the quality of these schools is not known²²

Education facilities are well provided throughout the Gamagara Municipality. Each town has at least one school of a primary level. The schools are not confined to specific areas, but are generally found within close proximity to residential uses where they best serve the community.²³

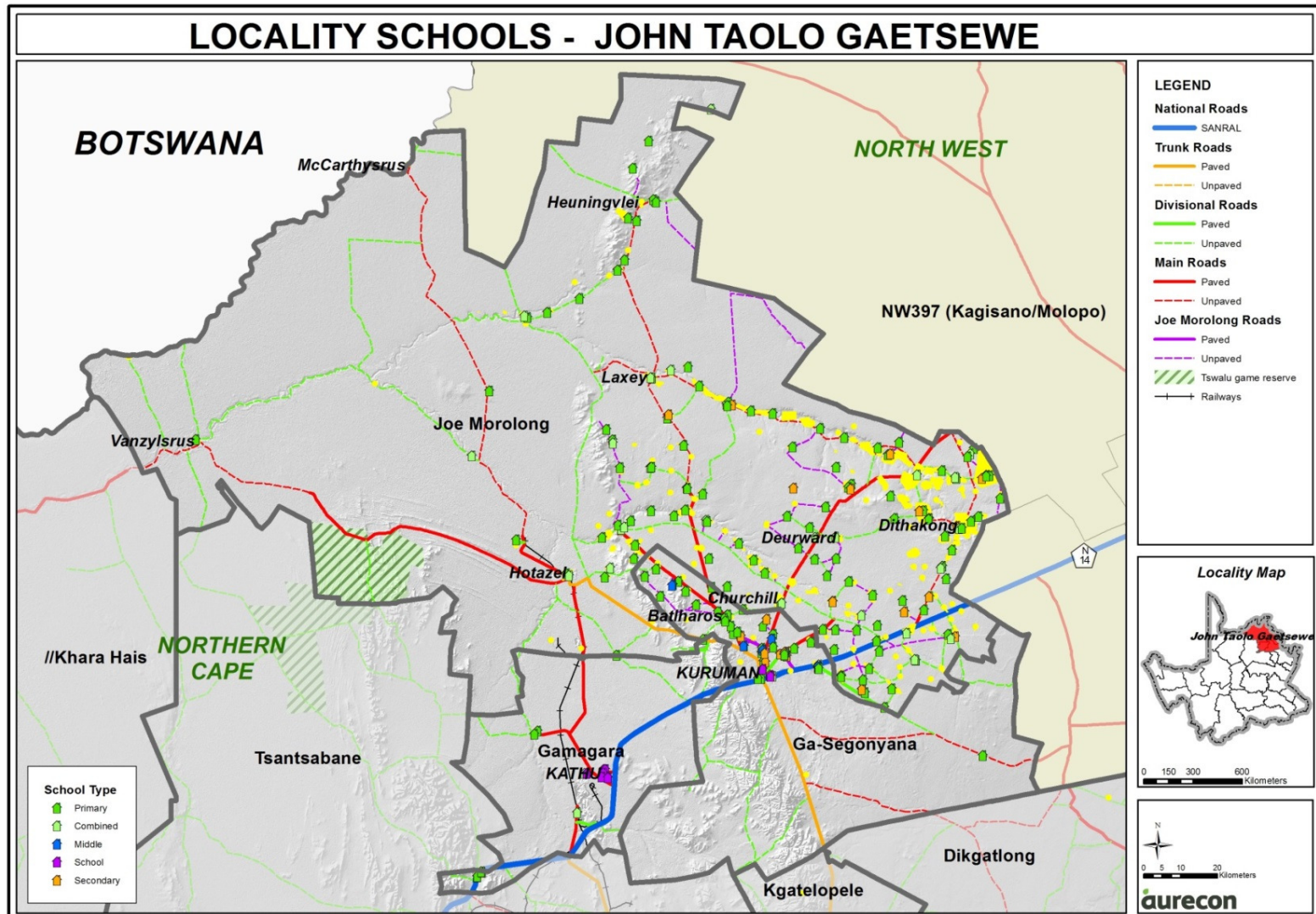
The map below indicates the spatial distribution of schools.

²¹ Dept. Education Mothibistad, Mr Jonas Lungile, 21 May 2014

²² John Taolo Gaetsewe DM SDF, 2012

²³ Gamagara Municipality Reviewed Spatial Development Framework (2010).

Figure 14: Locality of Schools in the John Taolo Gaetsewe District



2.3.8.2 OTHER SOCIAL INFRASTRUCTURE

The table below indicates the other social infrastructure in the John Taolo Gaetsewe Municipal area:

Table 13: Social infrastructure²⁴

Facility	Gamagara	Ga-Segonyana	Joe Morolong	Total JTGDM
Libraries	4	4	0	8
Community centres	4	7	0	11
Religious centres	Unknown	Unknown	Unknown	Unknown
Municipal offices	1	1	2	4
Post offices	3	4	6	13
Police stations	4	3	4	11
Fire stations	1	1	0	2
Children's Home	0	0	0	0
Community information centres			0	

I. Gamagara

Religious centres²⁵

Places of worship are found throughout the entire municipality, scattered throughout towns in various spatial positions. Due to current demographics, churches are predominantly found in the area. However, it is important that places of worship be an all-inclusive concept as part of democratic social norms. Although some communities may prefer a larger concentration of services, the accepted norm currently stands at a threshold of 1 place of worship per 2000 people. This figure may vary as various religious groups prefer facilities isolated from one another.

Sport and recreation²⁶

In a South African context it has become the norm for schools to be supplied with their own individual sports grounds. These facilities are generally supplied in addition to community facilities that are provided at a municipal level. This could be credited to the importance of sport and recreation in community development and potential upliftment that accompanies a fit lifestyle. All the towns in the municipality are well supplied with sporting facilities, the most common being soccer fields. Kathu, the largest urban node in the municipality, has the largest concentration of sporting facilities within its boundaries with the other communities being adequately supplied with facilities. Interest in sport is however not limited to 1 or 2 types of sporting activities. It is therefore important for the leaders within the community to continuously gauge the needs of the areas' citizens.

²⁴ John Taolo Gaetsewe DM SDF, 2012

²⁵ Gamagara Municipality Reviewed Spatial Development Framework (2010).

²⁶ Gamagara Municipality Reviewed Spatial Development Framework (2010).

Cemeteries²⁷

Every town within the Gamagara Municipality has its own burial facilities in different spatial localities. The following summary can be presented:

Kathu:

- Kathu and the Sesheng area only have one large formal cemetery situated towards the northeast of the town, adjacent to the N14, in the direction of Kuruman.

Dibeng:

- Dibeng has three cemeteries at this stage, one in the western segment and two to the east.

Dingleton:

- Dingleton has its own cemetery to serve the local community.

Olifantshoek:

- Olifantshoek, just as Dibeng, has three cemeteries to serve the local community, one in the western segment and two towards the east.

II. Ga-Segonyana

Provision will have to be made in planning housing delivery to ensure that the social facilities are incorporated into the planning.

Religious centres

Places of worship are found throughout the entire municipality, scattered throughout towns in various spatial positions. Due to current demographics, churches are predominantly found in the area. However, it is important that places of worship be an all-inclusive concept as part of democratic social norms. Although some communities may prefer a larger concentration of services, the accepted norm currently stands at a threshold of 1 place of worship per 2000 people. This figure may vary as various religious groups prefer facilities isolated from one another.

Fire station

The fire station is a sub-fire station stationed in Kuruman. The need for a fully equipped fire station should be investigated should additional houses be built. The mining developments should also be aligned with the investigation.

²⁷ Gamagara Municipality Reviewed Spatial Development Framework (2010).

Cemeteries

Cemeteries are to be found throughout the Municipal area and every community has access to a facility in their immediate vicinity. Some of the older cemeteries that were initially planned to be on the outskirts of the towns and villages have been incorporated into the towns and villages and are thus found throughout the area and even directly between the residential houses.²⁸

III. Joe Morolong

Religious centres

Places of worship are found throughout the entire municipality, scattered throughout towns in various spatial positions. Due to current demographics, churches are predominantly found in the area. However, it is important that places of worship be an all-inclusive concept as part of democratic social norms. Although some communities may prefer a larger concentration of services, the accepted norm currently stands at a threshold of 1 place of worship per 2000 people. This figure may vary as various religious groups prefer facilities isolated from one another.

Cemeteries²⁹

The provision of cemeteries and the sustainable use thereof is not satisfactory. Cemeteries, situated close to, or even inside, wetlands and dry river water courses, have been observed during the biophysical surveys. The IDP has shown that many of these facilities are in a poor condition and necessary facilities are not provided. This is especially the case in previously disadvantaged areas. It is therefore encouraging to see that both the upgrading and development of these facilities will receive attention. It is unknown how many of these facilities exist and/or is registered as prescribed by the appropriate Legislation.

Police stations

In the Northern Cape, there are 1 Police Station for every 12 222 persons and in Joe Morolong Local Municipality, there are 1 Police Station for every 17 906 persons.

The Police Stations are situated far from each other, thus decreasing the response time of Police Officers. The number of Police Stations should be increased.

²⁸ Ga-Segonyana, Spatial Development Framework, July 2008, p 8

²⁹ Joe Morolong 2012 SDF

2.3.8.3 SOCIAL AND HEALTH SERVICES³⁰

The Northern Cape Department of Health Service Transformation Plan outlines a plan to provide equitable distribution of health facilities so that:

- At least 85% of the population has access to a clinic within 10 minutes' drive and a maximum travel time of 40 minutes.
- Community health centre (CHC) within 30 minutes' drive.
- District hospital within one hour's drive.
- Regional hospital facility within two hours' drive from where they live.
- Tertiary hospital within three hours' drive.

The table below indicates the overall service provided within the municipal area.

Table 14: Health facilities in the area³¹

Referring to	Municipality	Facility name	Type of facility
Kuruman Hospital	Joe Morolong	Vanzylsrust	Clinic
	Gamagara	Dibeng	Clinic
	Gamagara	Dingleton	Clinic
	Gamagara	Olifantshoek	CHC
	Gamagara	Olifantshoek	Clinic
	Gamagara	Kathu	Clinic
	Ga-Segonyana	Kuruman	Clinic Gateway at H
	Ga-Segonyana	Wrenchville	Clinic
Tshwaragano Hospital	Ga-Segonyana	Deerward	Clinic
	Ga-Segonyana	Gadiboe	Clinic
	Ga-Segonyana	Gasehunelo	Clinic
	Ga-Segonyana	Gateway	Clinic
	Ga-Segonyana	Maruping	Clinic
	Ga-Segonyana	Tsineng	Clinic
	Ga-Segonyana	Churchill	Clinic
	Ga-Segonyana	Kagiso CHC	CHC
	Ga-Segonyana	Logobate	Clinic
	Ga-Segonyana	Manyeding	Clinic
	Ga-Segonyana	Mecwetsaneng	Clinic
	Ga-Segonyana	Seoding	Clinic

³⁰ Northern Cape Department of Health, Service Transformation Plan, 9 December 2010

³¹ Northern Cape Department of Health, Service Transformation Plan, 9 December 2010, Table 11

Referring to	Municipality	Facility name	Type of facility
	Joe Morolong	Bothetheletsa	Clinic
	Joe Morolong	Camden	Clinic
	Joe Morolong	Pietersham	Clinic
	Joe Morolong	Bendel	Clinic
	Joe Morolong	Bothithong	Clinic
	Joe Morolong	Cassel	Clinic
	Joe Morolong	Dithakong	Clinic
	Joe Morolong	Ditshipeng	Clinic
	Joe Morolong	Glen red	Clinic
	Joe Morolong	Heuningvlei	Clinic
	Joe Morolong	Laxey	Clinic
	Joe Morolong	Loopeng	Clinic
	Joe Morolong	Metsimantsi	Clinic
	Joe Morolong	Padstow	Clinic
	Joe Morolong	Perth	Clinic
	Joe Morolong	Penryn	Clinic
	Joe Morolong	Rusfontein	Clinic
TOTAL			39

The only hospital in Kathu is a private hospital with also one private clinic.

The proposed facilities of Scenario F as indicated in the STP, indicates that the following facilities are planned for the area.

Table 15: Proposed Health facilities of preferred option (Scenario F)³²

Referral			Name of facility	Proposed level in preferred option (Scenario F)
RH/L2	DH/L1	CHC		
Kuruman Hospital	Kuruman	Camden	Bothetheletsa	Clinic
			Camden	CHC
			Ditshipeng	Clinic
			Glenred	Clinic
		Dithakong	Bothithong	Clinic
			Cassels	Clinic
			Deerward	Clinic
			Dithakong	CHC
			Pietersham	Clinic
		Kagiso	Churchill	Clinic

³² Northern Cape Department of Health, Service Transformation Plan, 9 December 2010, Table 34

Referral			Name of facility	Proposed level in
			Kagiso	CHC
			Mecwetsaneng	Clinic
			Seoding	Clinic
		Loopeng	Heuningvlei	Clinic
			Laxey	Clinic
			Loopeng	CHC
			Padstow	Clinic
			Perth	Clinic
		Tswaragano	Gadiboe	Clinic
			Logobate	Clinic
			Maphiniki	Clinic
			Metsimantsi	Clinic
			Penryn	Clinic
			Tshwaragano	CHC
			Rusfontein	Clinic
			Tshwaragano Gateway	Clinic
			Tsineng	Clinic
		Olifantshoek	Olifantshoek	Clinic
			Olifantshoek	CHC
		Kuruman	Bankhara/Bodulong	Clinic
			Deben	Clinic
			Dingleton	Clinic
			Gasehunelo	Clinic
			Kagung	Clinic
			Kathu	Clinic
			Kuruman	Clinic
			Manyeding	Clinic
			Mapoteng	Clinic
			Maruping	Clinic
			Van Zylsrus	Clinic
			Wrenchville	Clinic
			Kuruman	Regional Hospital

Figure 15: Location of facilities of Scenario F

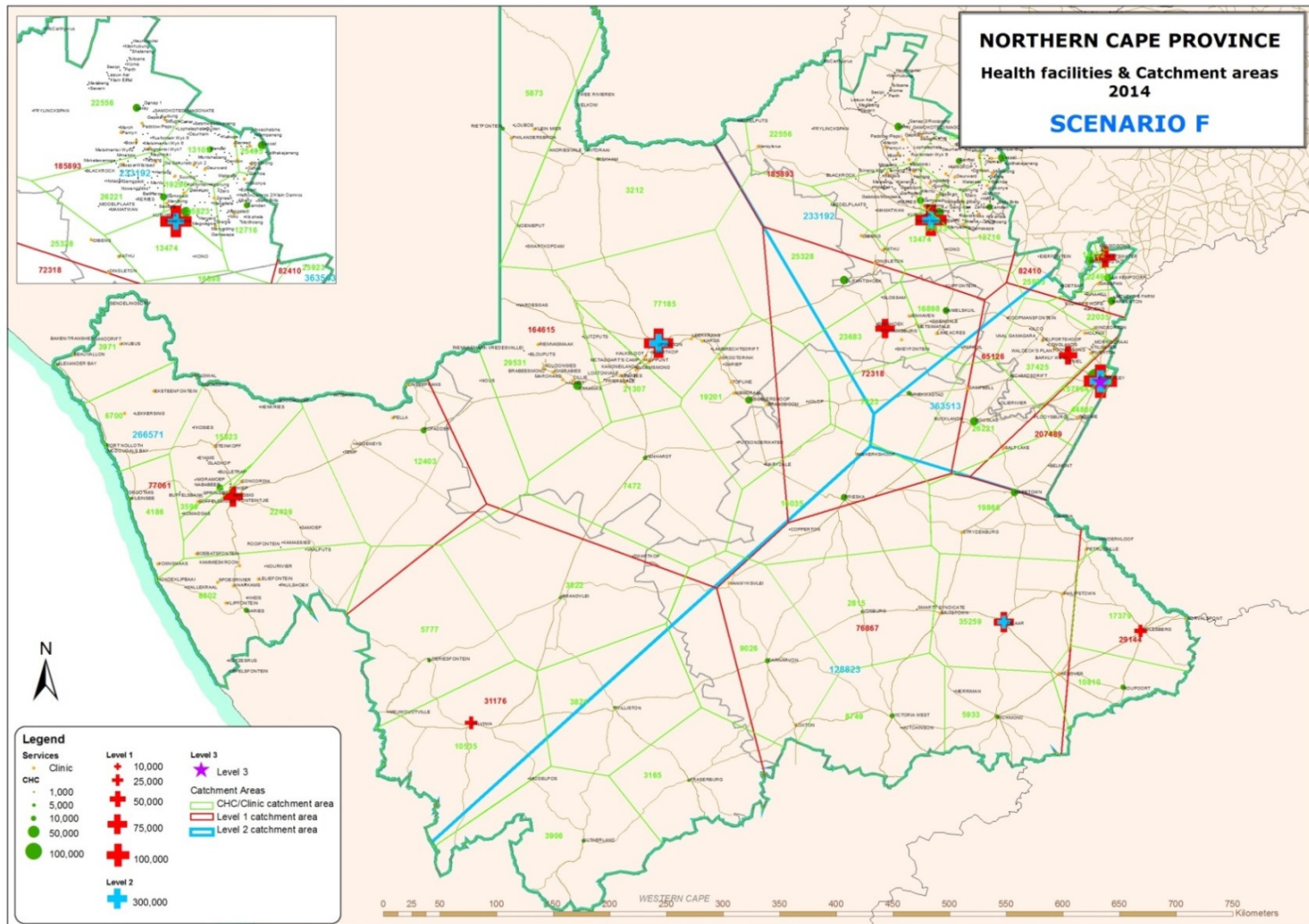
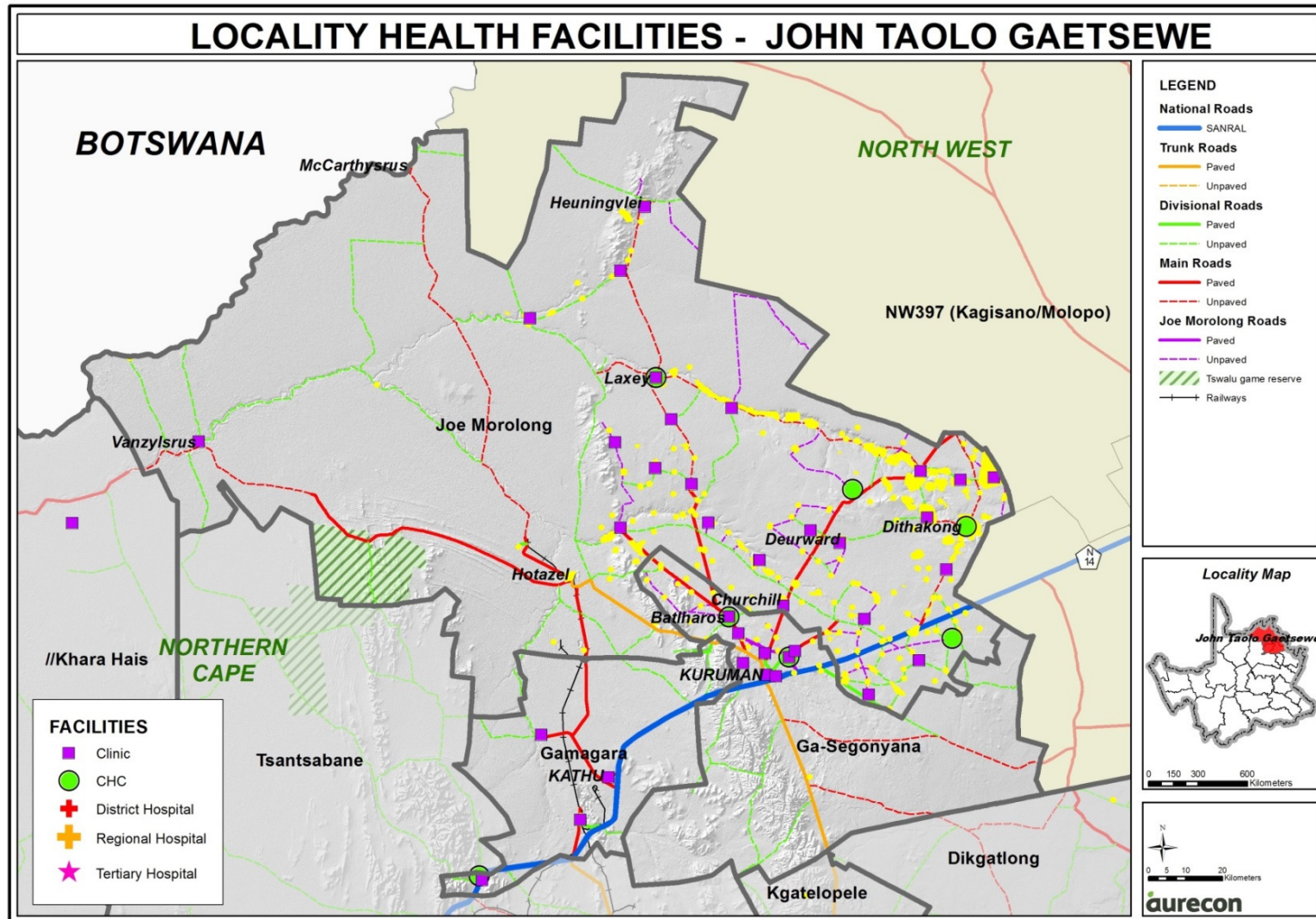


Figure 16: Location of Health Facilities in the John Taolo Gaetsewe District



2.4 ECONOMIC ENVIRONMENT

2.4.1 ECONOMIC PRODUCTION

In 2011 the Gross Value Added (GVA) (current prices) of the John Taolo Gaetsewe District Municipality totalled approximately R12 billion, contributing 21% to the Northern Cape Province's total GVA. Table 16 depicts the contribution per sector to John Taolo Gaetsewe District's total GVA (at constant 2005 prices) for 2001 and 2011 as well as the overall growth and the average annual growth, from 2001 to 2011.

Table 16: Economic Production Indicators and Trends, 2001 to 2011³³

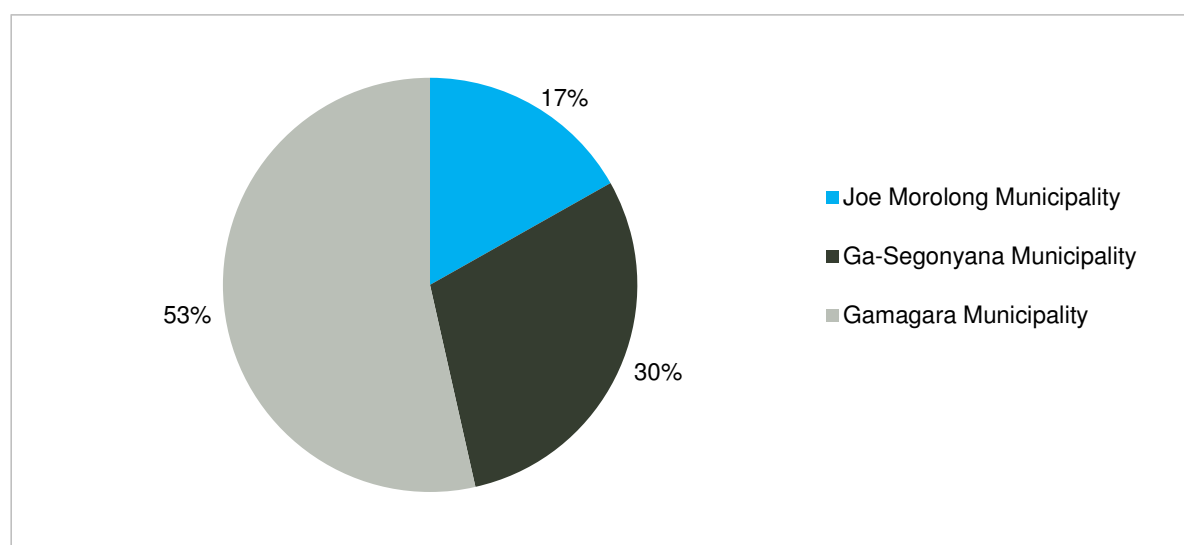
	Contribution to Total GVA 2001 (constant 2005 prices)	Contribution to Total GVA 2011 (constant 2005 prices)	Total GVA Percentage Growth 2001 - 2011	Average Annual Growth Rate 2001 - 2011
Agriculture, forestry and fishing	1.2%	1.0%	-3.6%	-0.4%
Mining and quarrying	68.1%	55.1%	-7.8%	-0.8%
Manufacturing	2.5%	2.6%	15.0%	1.4%
Electricity, gas and water	1.2%	1.0%	-6.5%	-0.7%
Construction	0.9%	0.9%	15.8%	1.5%
Wholesale and retail trade, catering and accommodation	5.3%	9.8%	110.6%	7.7%
Transport, storage and communication	3.0%	6.3%	136.6%	9.0%
Finance, insurance, real estate and business services	5.8%	9.7%	90.8%	6.7%
Community, social and personal services	5.4%	6.2%	30.9%	2.7%
General government	6.5%	7.3%	27.7%	2.5%
Total	100%	100%	13.8%	1.3%

Table 16 indicates that the District experienced an overall increase of 13.8% in GVA from 2001 to 2011. Although experiencing a decline of -7.8% during the same period, the mining sector remains the highest contributing sector to the District's total GVA.

The following figure illustrates the contribution made by the Municipalities towards the District's total GVA in 2011.

³³ Quantec Research, Standardised Regional Data 2012

Figure 17: Contribution to John Taolo Gaetsewe District Total GVA (current prices), 2011



The Gamagara Municipality, followed by the Ga-Segonyana Municipality, is the highest contributors towards the District's total GVA, contributing 53% and 30% respectively.

Figure 18: District and Municipal Sectoral Economic Production Growth (GVA at constant 2005 prices) from 2001 to 2011 Comparison³⁴

	Gamagara Total GVA Growth 2001 to 2011	Ga-Segonyana Total Growth 2001 to 2011	Joe Morolong Total Growth 2001 to 2011	John Taolo Gaetsewe District Total GVA Growth 2001 to 2011
Agriculture, forestry and fishing	0%	61%	-24%	-4%
Mining and quarrying	-9%	32%	-26%	-8%
Manufacturing	-24%	45%	44%	15%
Electricity, gas and water	-5%	-34%	36%	-7%
Construction	60%	21%	-44%	16%
Wholesale and retail trade, catering and accommodation	60%	129%	139%	111%
Transport, storage and communication	228%	43%	141%	137%
Finance, insurance, real estate and business services	26%	122%	148%	91%

³⁴ Quantec Research, Standardised Regional Data 2012

	Gamagara Total GVA Growth 2001 to 2011	Ga-Segonyana Total Growth 2001 to 2011	Joe Morolong Total Growth 2001 to 2011	John Taolo Gaetsewe District Total GVA Growth 2001 to 2011
Community, social and personal services	-5%	68%	-6%	31%
General government	-19%	72%	-25%	28%
Total	-0.7%	66%	-5%	14%

Figure 18 indicates that the Ga-Segonyana Municipality experienced the overall highest GVA growth rate from 2001 to 2011. The Gamagara and the Joe-Morolong Municipalities both experienced a negative growth rate during this period. Indications are that the transport, storage and communication, wholesale and retail trade, catering and accommodation and the finance, insurance, real estate and business services sectors experienced the overall highest growth in all the Municipalities and the District. The mining sector, which is the most prominent sector in the District only experienced a positive growth in the Ga-Segonyana District.

2.4.2 MINING AND DEVELOPMENT

The John Taolo Gaetsewe District used to be one of the richest mining regions in the Northern Cape until the 1980s, when a sharp decline in mining employment took place and the asbestos mining industry all but closed down. Currently, manganese ore, iron ore and tiger's eye are extensively mined in the area, with the Sishen iron-ore mine being one of largest open-cast mines in the world, and the associated iron-ore railway from Sishen to Saldanha being one of the longest iron-ore carriers in the world. A number of opportunities in the mining and associated beneficiation sectors exist in the area, notably the following:

- Vast, extensive manganese deposits, which can be exploited both by large companies and small-scale operators where deposits are not suitable for large scale operations;
- Iron and manganese smelters;
- Semi-precious stones (e.g. granite, Tiger's Eye); and
- Industrial minerals, such as clay, sand and salt (EMF 2011).³⁵

The main mining companies in the area are BHP Billiton, Assmang, Kumba, Kudumane Manganese Resources, UMK, Aquila and Amari. The major operational mines in the area are: Hotazel manganese mine, King mine, Khumani mine, Nchwaning, Gloria mine, UMK mine, Kalagadi mine, Black Rock mine, Sishen, Wessels mine and Mamatwan mine.

³⁵ John Taolo Gaetsewe District SDF, 2012

The Gamagara Municipal area is predominantly a mining area and the economy is largely based on mining. This area is expanding its mining activities with the resulting increase in employment and population.³⁶

The mining activities of the different mines affect all the municipalities in the district and especially have an effect on housing. Several minerals are mined in the area, including manganese ore and iron ore. Two of the biggest mine houses in the area are Kumba and Assmang. Sishen Mine in Kathu is owned and operated by Kumba Iron Ore, and is one of the world's seven largest open pit mines.³⁷ Small-scale Kieselguhr mining takes place at Olifantshoek.

The Northern Cape Department of Economic Development and Tourism SMEC Report 2013 identify the following three distinctive mining areas that will have a bearing on future urban developments of the John Taolo Gaetsewe District Municipality:

- **Avontuur Mining Field** in the North: Gravenhage Manganese by Aquila Steel: (Operation to start 2014)
- The **Kalahari Manganese Field** between Kathu and Hotazel/Blackrock and home of the Assmang- and BHP Billiton Mines such as Mamatwan- Wessels- and Nchwaning mines as well as quite a number of new mines such as Kudumane-, UMK-, Amari-, Kalagadi Manganese-and Tsipi Borwa Mines.
- **The northern tip of the Postmasburg Manganese Field** around and just south of Kathu: Mostly iron ore mines such as Kumba's Sishen Iron Ore-, Khumani- and Burke Mines.

The following discussion of these three mines was adapted from the SMEG Report (2013):

The Avontuur Mining Field:

- **Personnel and contractors:** The most important aspect of this mine is the 480 new personnel that will come in when the mine starts to produce in 2014. Some of them will have to be housed, most probably in Blackrock or Hotazel as nearest urban areas to the mine which is about 40km north of Blackrock. The ordinary miners will most probably stay in nearby villages and settlements and will be bussed to and from the mine on a daily basis. Housing and social amenities in these two towns will have to be provided.
- **Production volumes output:** The 1mt output by the mine is quite significant.
- **Lifespan of mine:** The 17-20 years of production is also significant and this is based only on known deposits and reserves. There is no indication of the possibility of more mines in that area

³⁶ John Taolo Gaetsewe District LED strategy, July 2009

³⁷ I lead mining, <http://www.ileadmining.co.za/tag/iron-ore-mining>

or further expansion of the Gravenhage Mine. If expansion and more mines are realistic, this Mining Field should play a significant role in the area for many years.

- Impact on urban and regional areas: John Taolo Gaetsewe District Municipality has firmly indicated that all urban development should take place in existing towns and no further housing will be allowed on mining property. This Mining Field will thus impact on Blackrock and Hotazel as well as the nearby villages and settlements.

The Kalahari Manganese Field:

- Operations: In this Mining Field six mines are already operational whilst a further two significant mines in terms of production volumes are about to start operations. The Amari Mine is still some years away from becoming operational but will gradually start to bring staff into the area.
- Personnel and contractors: The expected personnel increase is 1,695 new workers plus a further 1,129 contractors that will be working for the Mines in this Field. If for practical reasons only 100 of the Gravenhage Mine's personnel will also settle in Hotazel, 1,795 new miners will reside in Hotazel.
- Production volumes output: The current output of 10.05mt will increase to 19.45mt which represents an increase of 9.4mt. Representing a doubling of output for the Field. This will have a significant impact on manufacturing and repair services as well as the sales of equipment and consumables to the mines.
- Lifespan of the mines: The known reserves in the Kalahari Manganese Field are estimated to last thousands of years at current outputs. Even with the demise of smaller mines in the next 20 years, mining of manganese should continue, based on the demand for the product- other role players will come in or existing mines will expand their operations. This is making the Kalahari Manganese Field the most stable mining area in the Corridor. The importance of Hotazel as a Regional Development Node is once again stressed.
- Impact on urban and rural areas: The impact of the future mining activities will have a huge impact on the sleepy town of Hotazel. The recommendation that the Joe Morolong Local Municipality with the assistance of the District Municipality, appoint a planning firm to monitor and plan the development of Hotazel as diligently as possible is still very relevant. Working with the different mines to determine their most urgent needs in terms of housing and other land-uses, will lead to timeous planning and township establishment as well as provision of all necessary municipal services. The future role of Blackrock must also get attention.
- The development of the village and settlement system into Human Development Hubs around Hotazel and other labour sending areas should simultaneously get attention. Strengthening these settlements will determine a future urban pattern and will allow residents to share in all the amenities and services that urban areas can offer.

The Northern tip of Postmasburg Manganese Field:

- Operations: The three large mines around Kathu are producing Iron ore and will have the biggest impact on Kathu in terms of more personnel being appointed and production increased. All three mines are operational.
- Personnel and contractors: This is the melting pot in terms of mining expansion and urban development over the next 10-15 years:
 - The mines have indicated that within the next 10-15 years more than 10,645 new mining jobs can be created by the three mines.
 - There will be a loss of 500 contractors at the Khumani mine and Kumba did not give any indication of the status of contractors at Kumba.
- Production volumes output: The current 55.5mt ore will increase with 12.5mt to 68mt per annum which represents a big increase and which will stimulate mining and freight activities.
- Lifespan of the mines: The lifespan ranges between 25-34 years based on current calculations. Kumba has indicated clearly that high levels of production will be kept up until 2027 after which there will be a sharp drop in the number of employees due to downscaling before eventual closure 5 years later. This leaves Gamagara Local Municipality with a short period in which to broaden the very narrow economic base of the Municipality.
- Impact on urban and rural areas: Due to the sharp increase to maximum levels of employment in a short period of time, Kathu will experience even more explosive growth in a town that can barely cope with the provision of land, sites and services. The pressure on the provision of all kinds of Social amenities, Health Care facilities, Recreational facilities, Industrial development and Public Transport will increase to a very high level. The problem in Kathu is the total expenditure that is needed to provide all these infrastructure and amenities for a period of 25 -30 years after which the massive decline in mining activities will turn the town in a ghost town if no alternatives can be found.

According to the SMEG Report (2013) the following is the likely scenarios that the population explosion will have on the different towns:

- It is clear that the largest impact will be on Kathu and its satellite towns, Dibeng and Olifantsfontein, as well as Hotazel in Joe Morolong Local Municipality. Both will grow dramatically fast over the next 8 years, stay on that high level for a further 7-8 years and then downscaling will hit Kathu from 2027 onwards. Hotazel may not be affected negatively as the Manganese Mines will still continue with ample reserves to mine.

- Kuruman will not be affected that much as it is expected that the housing pressure will more be on provision for senior personnel and also not in such big numbers. This will depend on the development of Hotazel as the area where the middle and lower segments will stay.
- There might be a number of changes in the settlement patterns in the rural areas: Areas providing a large number of workers for a particular mine or group of mines in the same area can get more structural and services development and be prioritised a to be developed as full Human development Hubs and even local nodes. If housing is to be provided for instance in Kathu and Hotazel, major migration patterns can evolve from the settlements into these towns.

The table below provides an overview of the houses planned within the mines:

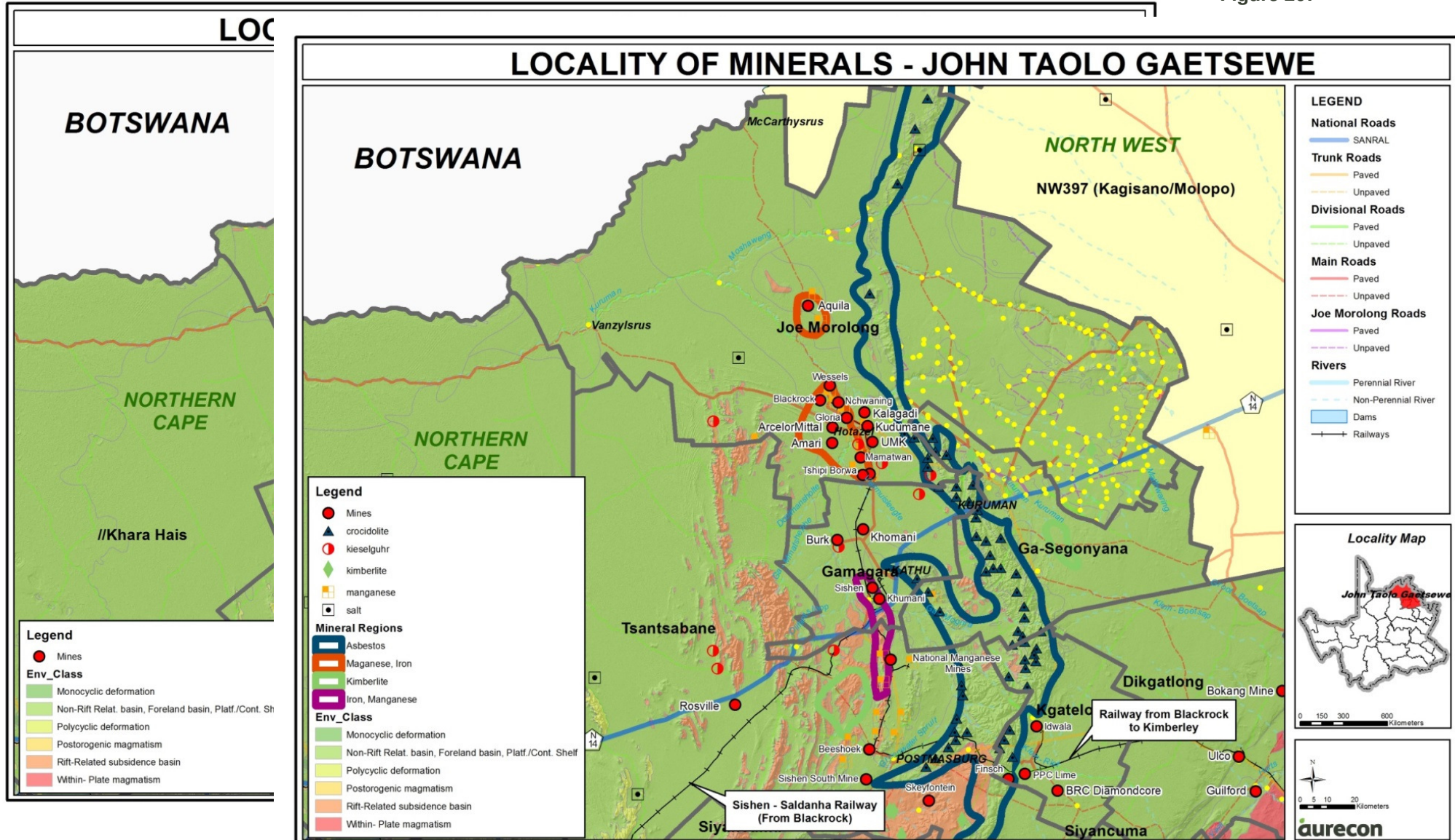
Table 17: Houses planned within the mines

Mine	Area	2014	Next 3 years	Next 5 years
Assmang Khumani Iron Ore, Assmang Beeshoek Iron Ore, Blackrock Mine Operations (Nchwaning & Gloria)	Postmasburg	90	No information available on the plans of the mines	No information available on the plans of the mines
	Kathu	35		
	Kuruman	81		
Kalagadi Manganese	Kathu, Kuruman, Hotazel		The mine once compiled a Housing Feasibility study to construct 300 houses in the areas of Kuruman, Kathu and Hotazel within the next 3 years. No information could be retrieved on the progress thus far	
Sishen (Kumba)	Kathu	-	No information available on the plans of the mines	

The maps following indicate the mineral deposits and mine locations in the John Taolo Gaetsewe District.

Figure 19: Locality of Mines in the John Taolo Gaetsewe District

Figure 20:



Locality of Minerals in the John Taolo Gaetsewe District

2.5 HUMAN SETTLEMENTS ENVIRONMENT

2.5.1 HOUSING PROFILE AND NEED

The specific right to have access to adequate housing is enshrined in Section 26 of the Constitution. To fulfil this mandate, the District needs to profile the housing need of the households staying in inadequate housing.

This section aims to describe the type of dwellings wherein the households reside, and the housing trends between 2001 and 2011. This information forms the basis for the calculation of the housing backlog and demand. The section will be concluded with a profile of the households staying in inadequate dwellings, to understand where they are located and what their income levels are.

Housing dwelling types can be sub-divided into two group's namely adequate housing and inadequate housing:

Adequate Housing	Inadequate Housing
<ul style="list-style-type: none">■ House or brick/ concrete block structure on a separate stand or yard or on a farm■ Flat or apartment in a block of flats■ Cluster house in complex■ Townhouse (semi-detached house in a complex)■ Semi-detached house■ House/ flat/ room in backyard■ Room/ flatlet on a property or larger dwelling/ servants quarters/ granny flat	<ul style="list-style-type: none">■ Traditional dwelling/ hut/ structure made of traditional materials■ Informal dwelling (shack; in backyard)■ Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)■ Caravan/ tent

Due to the poor condition of caravans and tents in the Local Municipalities, the caravan/tent dwelling type is also regarded as inadequate.

The following tables and figures illustrate the housing profile of the District and could be used for further interpretation:

- Household tenure status
- Number of households resident in adequate and inadequate housing
- Average household size per dwelling type

- Housing need/inadequate housing on Municipal and Main Place level
- Location of households resident in inadequate housing in terms of urban, traditional or rural areas
- Income structure (household income per month) of households resident in inadequate housing
- Income category of households resident in inadequate housing
- Household Head Economic Status, Inadequate Housing
- Economic Status and Gender of the household heads of households resident in inadequate housing

Table 18: Household Tenure Status, 2001 and 2011³⁸

	Number of Dwellings 2001	As Percentag e of Total 2001	Number of Dwellings 2011	As Percentag e of Total 2011	Percentag e Growth 2001 - 2011	Growth in Numbers 2001 - 2011
Owned and fully paid off	29,643	63%	30,552	50%	3%	909
Owned but not yet paid off	1,868	4%	3,328	5%	78%	1,460
Rented	4,775	10%	10,756	18%	125%	5,981
Occupied rent-free	7,972	17%	11,278	18%	41%	3,306
Not applicable/ Other	2,786	6%	5,417	9%	94%	2,631
Total	47,044	100%	61,331	100%		

The highest portion of the households in the District (50%) is staying in owned and fully paid off houses. Another 18% are staying in rental housing. Although the highest portion of households live in houses that they own and that are fully paid off, the number of households in this category only increased a mere 3% (909 households) from 2001 to 2011. The number of households resident in rental housing has however more than doubled, increasing from 4,775 households in 2001 to 10,756 in 2011 (125%).

The number of households resident in adequate vs. inadequate housing is shown in Table 26. Also shown is the transformation/growth from 2001 to 2011 in numbers and as a percentage.

³⁸ Statistics South Africa, Census 2001 and Census 2011

Table 19: Number of Households Resident in Adequate vs. Inadequate Housing, 2001 and 2011³⁹

		2001		2011		2001 - 2011	
	Dwelling Type	Number of Households	As Percentage of Total Households	Number of Households	As Percentage of Total Households	Growth in Numbers	Percentage Growth
Adequate Housing	House or brick/concrete block structure on a separate stand or yard or on a farm	29,843	67.5%	44,823	73.8%	14,980	50%
	Flat or apartment in a block of flats	257	0.6%	929	1.5%	672	262%
	Town/cluster/semi-detached house (simplex; duplex; triplex)	106	0.2%	571	0.9%	465	439%
	House/ flat/ room in backyard	687	1.6%	461	0.8%	-226	-33%
	Room/ flatlet on a property or larger dwelling/ servants quarters/ granny flat	183	0.4%	177	0.3%	-6	-3%
	Caravan/ tent	110	0.2%	117	0.2%	7	6%
	Adequate Housing Total	31,076	70.3%	46,961	77.3%	15,885	51%
Inadequate Housing	Traditional dwelling/ hut/ structure made of traditional materials	10,026	22.7%	7,121	11.7%	-2,905	-29%
	Informal dwelling (shack; in backyard)	758	1.7%	2,979	4.9%	2,221	293%
	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	2,251	5.1%	3,563	5.9%	1,312	58%
	Caravan/ tent	110	0.2%	117	0.2%	7	6%
	Inadequate Housing Total	13,146	29.7%	13,780	22.7%	634	5%

³⁹ Statistics South Africa, Census 2001 and Census 2011

In 2011, the majority of households in the District (77.3% or 46,961 households) are resident in adequate housing, which shows an increase from the 70.3% in 2001. The number of households resident in adequate housing shows an increase of 51% from 2001 to 2011 – this translated to an increase of 15,885 households. The number of households in a town/cluster/semi-detached house experienced an increase of 439% and households in a flat or apartment in a block of flats increased by 262%. In terms of household numbers, the highest increase was the number of households resident in a brick structure increased with 14,980 households.

The number of households living in inadequate housing, although constituting a lower portion of the households in 2011 (22.7%) than 2001 (29.7%), also experienced an increase. Although the largest number of households' resident in inadequate housing is living in traditional dwellings (11.7% of the total number of households in 2011) the number of households living in traditional dwellings decreased with 2,905 households (29%). This decrease confirms the positive impact of the provision of housing subsidies in the District. Households living in informal backyard dwellings increased dramatically from 758 in 2001 to 2,979 in 2011 (293% increase translating to an increase of 2,221 households). Households living in an informal dwelling in an informal/squatter settlement, although less significant than informal backyard dwellings, also experienced an increase (58% increase translating to increase of 1,312 households).

Table 20 shows the average household size of the various dwelling types as well as for adequate and inadequate dwellings and illustrate the level of overcrowding.

Table 20: Average Household Size per Dwelling Type, 2011

	Dwelling Type	Total Population	Total Households	Average Household Size
Adequate Housing	House or brick/concrete block structure on a separate stand or yard or on a farm	168,822	44,823	3.8
	Flat or apartment in a block of flats	2,044	929	2.2
	Cluster house in complex	955	242	3.9
	Townhouse (semi-detached house in a complex)	639	216	3.0
	Semi-detached house	436	113	3.9
	House/flat/room in backyard	1,207	461	2.6
	Room/flatlet on a property or larger dwelling/servants quarters/granny flat	244	177	1.4
	Total Adequate Housing	174,347	46,961	3.7
Inadequate Housing	Traditional dwelling/hut/structure made of traditional materials	24,408	7,121	3.4
	Informal dwelling (shack; in backyard)	7,614	2,979	2.6
	Informal dwelling (shack; not in backyard; e.g. in	9,889	3,563	2.8

	Dwelling Type	Total Population	Total Households	Average Household Size
	an informal/squatter settlement or on a farm)			
	Caravan/tent	267	117	2.3
	Total Inadequate Housing	42,178	13,780	3.1

The average household size of households in the District living in adequate housing (3.7) is higher than the households living in inadequate housing (3.1). The largest average household sizes are households living in a cluster house in a complex (3.9) and households living in a semi-detached house (3.9). Households' living in informal backyard dwellings has an average household size of 2.6 and those in an informal/squatter settlement an average of 2.8.

The geographical distribution of the total households living in inadequate dwellings in the District is illustrated per Municipality in Figure 22. Table 21 shows the housing need (household's resident in inadequate housing) per dwelling type for the John Taolo Gaetsewe District Municipality and the Municipalities within its boundaries.

Figure 21: Geographical Distribution of Inadequate Dwellings, 2011

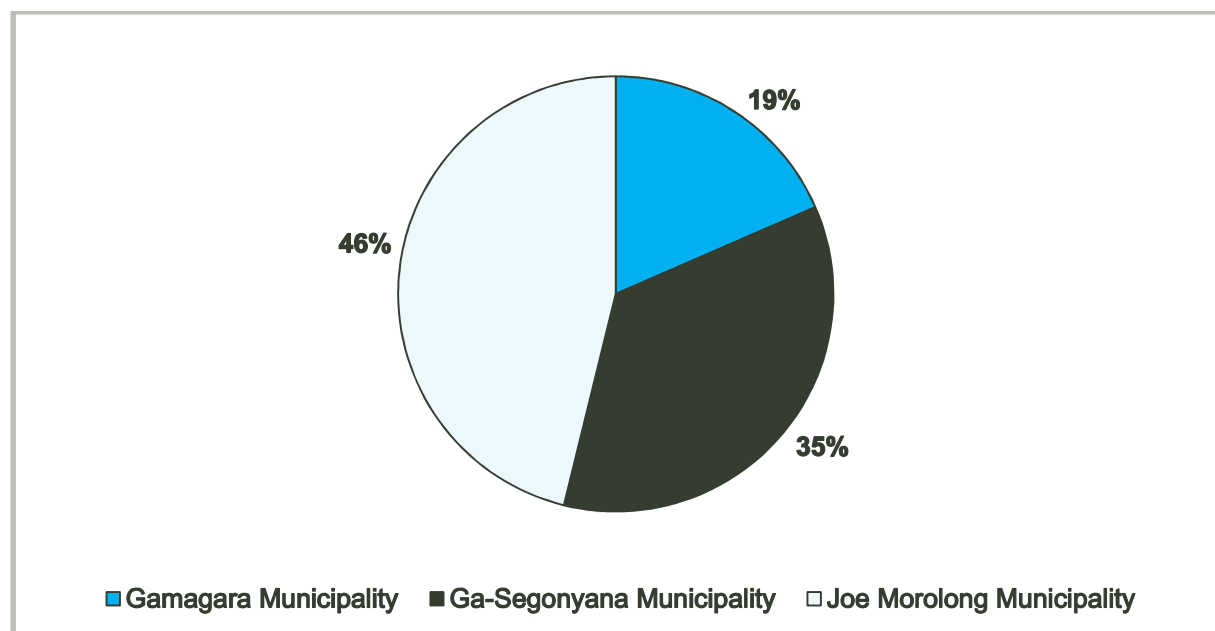


Table 21: Housing Need/Inadequate Housing for the John Taolo Gaetsewe District Municipality and Local Municipalities per Dwelling Type, 2011⁴⁰

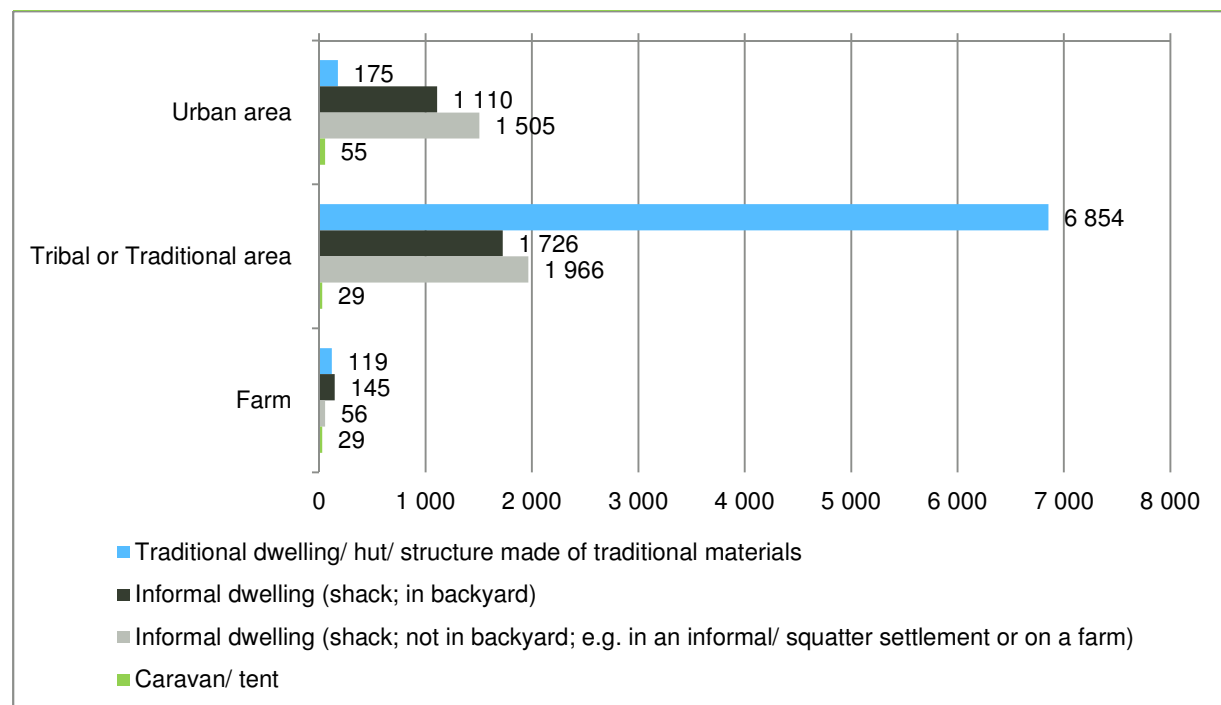
	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan / tent	Total Inadequate Housing	Inadequate Housing as Percentage of John Taolo Gaetsewe District Total Inadequate Housing	Total Households	Inadequate Housing as Percentage of Total Households
Gamagara Municipality	39	1,005	1,479	67	2,590	19%	10,807	24%
Ga-Segonyana Municipality	1,795	1,418	1,621	4	4,838	35%	26,820	18%
Joe Morolong Municipality	5,287	556	463	46	6,352	46%	23,704	27%
John Taolo Gaetsewe District	7,121	2,979	3,563	117	13,780	100%	61,331	22%

Table 21 and Figure 22 indicate that the largest portion of households (46% or 6,352 households) that live in inadequate dwellings in the District is living in the Joe Morolong Municipality – the majority (84%) of which are traditional dwellings. The highest number of informal dwellings in both backyards and in an informal/ squatter settlement is located in the Ga-Segonyana Municipality.

⁴⁰ Statistics South Africa, Census 2011

The location of the different types of inadequate housing, in terms of urban, traditional or farm area is depicted below in Figure 22:

Figure 22: Location of Households Resident in Inadequate Housing, 2011⁴¹



The highest number of households living in inadequate dwellings is located in tribal or traditional areas (10,575 households – 76.8% of the total). 20.7% of households living in inadequate dwellings, or 2,845 households, are located in urban areas and 2.5% (349 households) on farm areas.

The numbers of households resident in inadequate dwellings are depicted in Table 22 per income category. This table will illustrate if the households that are identified as those in need of housing can afford to buy or rent or should be supported with low cost housing.

Table 22: Income Category of Households Resident in Inadequate Housing, 2011⁴²

⁴¹ Statistics South Africa, Census 2011

Income Category	Monthly Income	Annual Income	Number of Households	As % of Total Households Residing in Inadequate Housing
Low Income	R 0 to R 3,200	R 0 to R 38,200	11,639	84.5%
Middle Income	R 3,201 to R 25,600	R 38,201 to R 307,600	2,043	14.8%
High Income	R 25,601 or more	R 307,601 or more	87	0.6%
Total			13,769	100%

**The total number of households resident in inadequate dwellings total 13,780 (refer to Table 26, but due to the fact that a small portion of households don't respond to questions incorrectly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The majority (84.5%) of households living in an inadequate dwelling fall in the low income category, which mean that they earn between R0 and R3,200 per month. A total of 2,043 households that live in inadequate dwellings fall in the middle income category and 77 in the high income category. Figure 23 is a graphical representation of a detailed breakdown of Table 22.

Figure 23: Income Structure (Household Income per Month) of Households Resident in Inadequate Housing, 2011⁴³

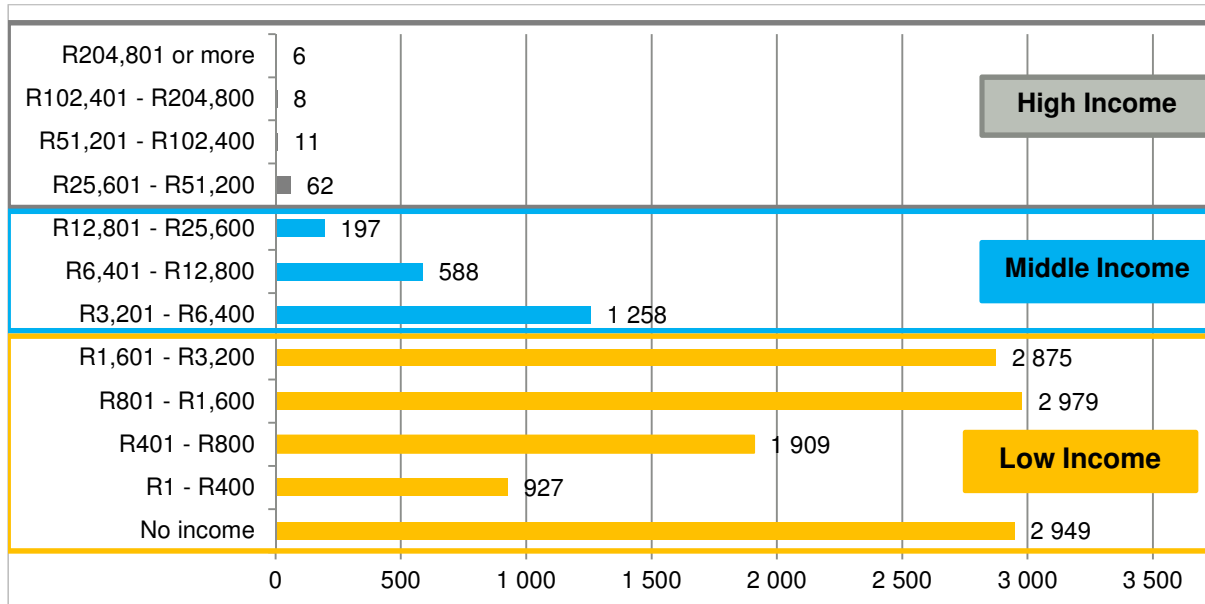


Figure 23 shows that 2,949 households living in inadequate housing earn no monthly income, representing 21% of the total households living in inadequate housing.

⁴² Statistics South Africa, Census 2011

⁴³ Statistics South Africa, Census 2011

Table 23 below shows the economic status of the household head of inadequate housing.

Table 23: Household Head Economic Status and Gender of Households Resident in Inadequate Housing 2011⁴⁴

Economic Status	Gender	Total Household/ Gender	Percentage of Total/ Gender	Total Household/ Economic Group	Percentage of Total/ Economic Group
Employed	Male	3,491	25%		
	Female	1,241	9%		
	Total Employed			4,732	34%
Unemployed	Male	897	7%		
	Female	659	5%		
	Total Unemployed			1,556	11%
Discouraged work-seeker	Male	658	5%		
	Female	610	4%		
	Total discouraged work seeker			1,268	9%
Other not economically active⁴⁵	Male	2,720	20%		
	Female	3,487	25%		
	Total other not economically active			6,207	45%
Age less than 15 years	Male	8	0%		
	Female	9	0%		
	Total age less than 15 years			17	0%
Total Male		7,774	56%		
Total Female		6,006	44%		
Total		13,780	100%	13,780	100%

The largest portion of households living in inadequate dwellings' household head is not economically active (45%), followed by employed (34%) and unemployed (11%). A total of 6,006 of the households heads of households living in inadequate dwellings are female (44%) and 7,774 male (56%).

The following summarises the profile of John Taolo Gaetsewe District's inadequate housing including the profile of the households residing therein:

⁴⁴ Statistics South Africa, Census 2011

⁴⁵ According to Statistics South Africa, a person who is not working and not seeking work or not available for work is classified as not economically active. This group includes full time students, housewives, the disabled who cannot work, retired people and others who cannot work. The term is only officially applied to those of working age, 15 to 65.

- From 2001 to 2011 good progress was recorded with the increase of 15,885 households that now stay in an adequate house (51% increase).
- Half of the households in the District are resident in dwellings that they own and that are fully paid off.
- The number of households that are resident in dwellings that they rent increased 125% from 4,775 in 2001 to 10,756 in 2011.
- 13,780 households in the John Taolo Gaetsewe District are resident in inadequate dwellings, which translate to approximately 23% of the Districts total households.
- Unfortunately, the number of households resident in inadequate dwellings increased 5% from 2001 to 2011, which is an increase of 634 units.
- Traditional dwellings or structures represent the largest portion of the backlog, (almost 12% of the Districts households) and relate to 7,121 households.
- Informal backyard dwellings grew the most with 293% from 758 in 2001 to 2,979 in 2011.
- The average household size of a household resident in an inadequate dwelling is 3.1. The average household size of households resident in an informal dwelling in an informal/squatter settlement is 2.8 and 2.6 for a household resident in an informal backyard dwelling.
- The highest number of households living in inadequate dwellings is located in tribal or traditional areas (10,575 households – 76.8% of the total). 20.7% of households living in inadequate dwellings, or 2,845 households, are located in urban areas and 2.5% (349 households) on farm areas.
- The largest portion of the housing backlog of the District is found in the Joe Morolong Municipality (46%), followed by the Ga-Segonyana Municipality
- The majority of households resident in inadequate dwellings in the District (85% or 11,639 households) fall within the low income category, meaning that they earn between R0 and R3,200 per month. Approximately 15% or 2,043 households resident in inadequate dwellings fall in the middle income group and less than 1% (87 households) fall within the high income category.
- The largest portion of households heads resident in inadequate dwellings are not economically active (45%) or employed (34%). Overall, the household heads of households living in inadequate dwellings are 56% male and 44% female.

2.6 ESTIMATED HOUSING DEMAND

The estimation of the housing need is a key outcome of the Integrated Human Settlements Sector Plan. The base required to calculate the housing need, is the Census figures on housing backlog presented in the foregoing section. In addition thereto, the population projections and growth rate needs to be established to enable projection of housing need over time. Local knowledge remains important and hence the figures contained in municipal and other planning documents such as the IDP and SDF, are used as indicators of housing need and demand. The methodology for the estimation of housing backlog and need follows the discussion of the above three baseline information sources.

The NHNR indicates the housing need as follows, 4343 (Gamaraga) 5023 (Ga-Segonyana) and 8729 (Joe Morolong), efforts are made to register as many beneficiaries as possible so as to reflect the true housing demand of the municipality. In order to address the current number of applicants in the NHNR system in the next five (5) years, the municipality housing delivery has to be as per the table below.

Proposed housing delivery per financial year 2020-2024

IDP Priority	Integrated Human Settlements			
IDP Objective	To provide adequate housing to the residents of the District			
	Gamagara	Joe Morolong	Ga-Segonyana	JTG
Housing Need captured on the NHNR as at February 2020	4 343	8 729	5 023	18 095
	Total Housing Delivery/Supply Rate per municipality projected for the next five years			
2020/21	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2021/22	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2022/23	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2023/24	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2024/25	869 units/year	746 units/year	1 005 units/year	2 622 units/year

2.6.1 PLANNING DOCUMENTS

2.6.1.1 GAMAGARA MUNICIPALITY

Housing backlog is not a sturdy target, Gamagara municipality has estimated its housing backlog at 7 300 in 2019/20 reviewed IDP. The municipality has planned to fast track the provision of housing in all areas under its jurisdiction to deal with the housing backlog.

Table 24: Planned projects for Gamagara local municipality 2018-22

Project	Financial years				Project funding source
	2018/19	2019/20	2020/21	2021/22	
1600 mixed development	No funds	No funds	--	--	Internal
Planning of 5700 stands	Funded	Funded	--	--	COGSTA
Construction of 50 units dibeng	No funds	Funded	--	--	COGSTA
Construction 50 units Olifantshoek	No funds	Funded	--	--	COGSTA
Construction of 50 units Sesheng	No funds	Funded	--	--	COGSTA
Building of 1300 social houses	No funds	No funds	--	--	No Funder
Kathu urban renewal	No funds	No funds	--	--	Internal
Purchase and development of portion 2 of Kalahari golf and JAG	No funds	No funds	--	--	Internal

Source: Gamagara local municipality reviewed IDP 2019/20

Project	Financial years				Project funding source
	2018/19	2019/20	2020/21	2021/22	
Upgrading of park	R 605,000	No funds	--	--	EPWP
Palisade Fencing- Park	No funds	Funded	--	--	Internal
Installation of lights at park: Phase 2	No funds	Funded	--	--	Internal
Construction of access control room: Kathu Transfer station	No funds	R 100,000	--	--	Internal

Renovating existing wood chipping site	No funds	No funds	--	--	Internal
Construction of sports complex	No funds	No funds	--	--	MIG
Establishment of New Land fill site	No funds	No funds	R 2 500 000	R 2 500 000	Khumani SLP
Establishment of recycling and buyback facility	No funds	No funds	--	--	??
Landscaping of isle and Traffic Circles	No funds	No funds	R 100 000	No funds	Internal

Source: Gamagara local municipality reviewed IDP 2019/20

2.6.1.2 GA-SEGONYANA MUNICIPALITY

The Municipal objective is to set realistic housing delivery goals and plan and implement housing projects within the auspices of the IDP Process. Within the Municipality there are middle income earners such as teachers, nurses and other government employees who require rental accommodation. Housing Consumer Education will also be done to those beneficiaries that are on the housing waiting list and to those who have already received their houses. The municipality also has a help desk for beneficiaries who require assistance from the municipality with regard to housing related matters.

Current housing projects in the Ga-Segonyana Local Municipality

Planned Works in 2014-20	Actual progress made
Promise land Informal Settlement Upgrade	Land surveying 5662 stands (service provider in site)
Wrenchville 240 Evern Development	Only 240 houses will be build due to dolomite (35 houses were handed over)
Bankhara 200 (only 179 has been approved)	117 units Completed (SCM processes underway to appoint new service provider to complete construction of the remaining 63 houses)
Kuruman catalytic project	Concept stage
Military veteran 20	Services have been completed, (SCM processes underway to appoint new service provider to construct the approved 10 houses)
Wrenchville phase 2 (196 units)	Town Planning Phase

The IDP identifies the following unfunded projects for 2019/20:

Planned unfunded Works in 2019-24	Actual progress made
Peoples housing project	Ward 3
Draft housing plan	Ga-Segonyana
Engaged in process to apply for accreditation to become a Housing Unit	Ga-Segonyana
UMK housing development	Wards 1 -14
Kuruman high density development: 4500	Ward 1-2
Insitu(1000)	Ward 3-14
Housing	Ward 1&2
Kuruman-Seodin area B (450)	Ward 1
Bankhara Bodulong (informal) 450	Ward 2
Social Housing Units for Kuruman, 1,800 units, to be funded by the Department of Cooperative Governance, Human Settlements and Traditional Affairs	Kuruman

2.6.1.3 JOE MOROLONG MUNICIPALITY

Joe Morolong Local Municipality does not own land. Most of the land either belongs to the state or falls under the jurisdiction of the Tribal leaders, this has created problems in terms of planning and the expansion of settlement areas. Good relations with the tribal authority has enabled Joe Morolong Local Municipality to deliver houses to the residents without challenges.

Prevalence of dolomite in the area has hampered progress in house delivery as all housing projects had to be stopped to enable necessary prescribed investigations to be first carried out first. For the past three years efforts have been directed at undertaking Geotechnical and Dolomitic studies in selected villages and only once those investigation have been completed will house construction commence.

The following are the projects undertaken or completed

Current and Completed Projects in 2017-20	Actual progress made
1. Churchill Town Planning	Service provider busy with feasibility study

Current and Completed Projects in 2017-20	Actual progress made
2. Magobing – Top Structure and VIP (89)	Construction underway
3. Lotlhakajaneng – Top Structure (50)	SCM processes underway to procure contractor
4. Perth – Geotechnical Investigation	Geotechnical investigations concluded.
5. Makhubung – Geotechnical Investigation	Geotechnical investigations concluded.
6. Madibeng – Geotechnical Investigation	Geotechnical investigations concluded.
7. Klein Eiffel – Geotechnical Investigation	Geotechnical investigations concluded.
8. Geotechnical Survey Gasehunelo Wyk 5	Geotechnical investigations concluded.
9. Geotechnical Survey Deorham	Geotechnical investigations concluded.
10. Geotechnical Survey Loopeng	Geotechnical investigations concluded.
11. Geotechnical Survey Laxey	Geotechnical investigations concluded.
12. Geotechnical Survey Segwaneng	Geotechnical investigations concluded.
13. Geotechnical Survey Heuningvlei	Geotechnical investigations concluded.

The following projects are on the pipeline

Priority projects	Description	Funds
1. Churchill Mixed Development	Churchill	On planning phase
2. Joe Morolong 8	5373 units in various villages	Not funded
3. Langdon Farm	IRDP	Not funded
4. Bothitong, Camden and Glen-Red Rectification	Part of the 5373	Not funded

Source: CoGHSTA

2.6.2 POPULATION AND HOUSEHOLD PROJECTIONS

The population projection for the John Taolo Gaetsewe District and its Municipality was calculated for two periods, firstly for 2011 to 2014 and secondly for 2014 to 2019 and now is based 2016 Community survey. The data used for the population projection calculations include Statistics South Africa Census 2001, Census 2011 and based 2016 Community survey. Due to the fact that the census periods are ten years apart, statistics from the Community Survey 2007 were also used to give a better understanding of more recent trends.

In order to determine a more accurate average annual growth rate for the District and the Municipalities to project future population and household growth, the average of the compound annual growth rates (CAGR) for the following periods were used:

- 2001 to 2007 (Census 2001 and Community Survey 2007)
- 2007 to 2011 (Community Survey 2007 and Census 2011)
- 2001 to 2011 (Census 2001 and Census 2011)
- 2011 to 2016 (2011 Census and Community Survey 2016)

The outcome of these calculations is shown in the following table:

Table 25: Calculated Average Annual Population Growth Rate

	CAGR 2001-2007	CAGR 2007-2011	CAGR 2001-2011	Average	2016 Stats
Gamagara	3.2%	10.4%	6.0%	6.5%	5.77%
Ga-Segonyana	-0.1%	7.6%	2.9%	3.5%	2.47%
Joe Morolong	-4.2%	4.3%	-0.9%	-0.3%	-1.39%
John Taolo Gaetsewe	-1.6%	6.7%	1.6%	3.2%	2.28%

Table 26: Calculated Average Annual Household Growth Rate

	CAGR 2001-2007	CAGR 2007-2011	CAGR 2001-2011	Average	2016 stats
Gamagara	2.3%	9.1%	4.9%	5.4%	9.1%
Ga-Segonyana	-0.7%	11.9%	4.2%	5.1%	4.4%
Joe Morolong	-4.2%	8.0%	0.5%	1.4%	4.5%
John Taolo Gaetsewe	-1.8%	9.8%	2.7%	3.6%	6.03%

The projected population and household numbers of the various Municipalities can now be calculated by applying the average annual growth rate of population and households to the total population and households in 2016 respectively (Census 2016).

Table 27: Population and Household Projections 2016 to 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	53 656	56 751	60 026	63 490	67 153	71 028	75 126	79 461	94 620
Ga-Segonyana	104 408	106 986	109 629	112 337	115 112	117 955	120 868	123 854	126 913

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Joe Morolong	84 201	83 031	81 876	80 738	79 616	78 509	77 418	76 342	75 281
John Taolo Gaetsewe	242 265	139 782	251 531	256 565	261 881	267 492	273 412	279 657	296 814

Table 28: Household Projections 2016 to 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	15 723	17 153	18 714	20 417	22 275	24 302	26 514	28 927	31 559
Ga-Segonyana	32 669	34 106	35 607	37 173	38 809	40 517	42 299	44 161	46 104
Joe Morolong	23 919	24 995	26 070	27 217	28 414	29 665	30 970	32 333	33 755
John Taolo Gaetsewe	72 311	76 254	80 391	84 807	89 498	94 484	99 783	105 421	111 418

Table 29 compares the data from the projected population and household totals for 2016 in Table 27 and Table 28 with data calculated using the STATS 2016.

Table 29: Population and Household Projection and STATS 2016. Comparison

	Calculated Population total in 2016 based on 2011 STATS projections	Actual Population total in 2016 using STATS 2016 Data	Household total 2013 based on projections	Household total STATS 2016 Data
Gamagara	57 115	53 656	14 066	15 723
Ga-Segonyana	111 012	104 408	34 454	32 669
Joe Morolong	88 354	84 201	25 453	23 919
John Taolo Gaetsewe	256 481	242 265	73 973	72 311

Table 29 indicates that the population total numbers of the John Taolo Gaetsewe District according to the projections of Census 2011 data and Community Census 2016 totals **256 481** and **242 265** respectively in 2016, showing a difference of 14 216 people. For the same year, the projected total household numbers in comparison of Census 2011 data and Community Census 2016 DWA data is 73,973 and 72 311 respectively, showing difference of 1 662 households. Although not equal, these figures are within close proximity of each other and indicate that the projections in Table 27 and Table 28 are following more conservative approach.

The total population and household growth for the period 2011 to 2014; 2014 to 2019 and 2019 to 2024 (excluding foreseen new mining growth and employment opportunities) for the John Taolo Gaetsewe District and the Municipalities within its boundaries are shown in Table 30 and Table 31 respectively.

Table 30: John Taolo Gaetsewe District Population Growth Projections based on Census and Community Survey Average Growth Rates (excluding foreseen new mining growth and employment opportunities)

	Growth 2011 to 2014	Growth 2014 to 2019	Projected Growth 2019 to 2024
Gamagara	8 705	18 738	31 130
Ga-Segonyana	10 060	19 226	14 576
Joe Morolong	-707	-1 165	-5 457
John Taolo Gaetsewe	18 058	36 799	40 249

Table 31: John Taolo Gaetsewe District Household Growth Projections based on Census and Community Survey Average Growth Rates (excluding foreseen new mining growth and employment opportunities)

	Growth 2011 to 2014	Growth 2014 to 2019	Growth 2019 to 2024
Gamagara	1,851	3,817	1 015
Ga-Segonyana	4,351	8,876	8 931
Joe Morolong	1,032	1,822	6 538
John Taolo Gaetsewe	7,235	14,515	16 484

The John Taolo Gaetsewe District is largely a mining area with mines planning to expand in the upcoming years. With the expansion of the mines additional employment opportunities will be created which will result in an increase in population. This increase in population will not only be the additional employment opportunities but also the additional employed individuals' families and the employment multiplier. The employment multiplier refers to the additional employment opportunities created to cater for the commercial and community services that the new households will require.

According to the Northern Cape Department of Economic Development and Tourism's Gamagara Mining Corridor Study (SMEC, 2013) the following new employment opportunities and the estimated maximum population growth scenario for each of the Municipalities in the John Taolo Gaetsewe District over the next five years are as follow - The maximum growth scenarios were calculated by multiplying the number of new mining employment opportunities per Municipality by the average household size as per Census 2011 for the Municipality and applying an employment multiplier of 3 (1 mining job creates 3 private sector or additional jobs):

- **Gamagara Municipality:** 10,780 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 208,000 people.

- **Ga-Segonyana Municipality:** 2,850 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 105,000 people.
- **Joe Morolong Municipality:** 7,200 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 118,000 people.
- The overall total for the **John Taolo Gaetsewe District** is estimated at an additional 20,830 employment opportunities, with an estimated maximum growth scenario for the Districts planning population for the next five years around 431,000.

As mentioned in the previous paragraph, these estimates are a “maximum growth scenario”. In order to calculate a more conservative growth scenario or a low/medium growth scenario the additional employment opportunities created by the mines estimated by the SMEC Report (10,780) was multiplied by the average household size of the Municipality but 10% were deducted to account for new employees that may be from joint households (two or more individuals in the same household employed by the mines). The outcome is that the additional population growth generated by the new mining employment opportunities totals 93,409 (24,256 households).

According to the SMEC Report 2013 the growth scenario which includes the new mining growth and employment opportunities for the Municipality's planning population is for the next five years. The total estimated growth due to the new mining growth and employment opportunities were therefore divided into by five, to be incorporated into the population and household growth figures for the five year period 2014 to 2018. The total population and household growth (including foreseen new mining growth and employment opportunities) for the periods 2011 to 2014 and 2014 to 2019 are shown in **Table 32** and **Table 33**.

Table 32: John Taolo Gaetsewe District Population Growth Projections (including foreseen new mining growth and employment opportunities)

	Growth 2011 to 2014	Growth 2014 to 2019
Gamagara	27,386	112,147
Ga-Segonyana	11,343	25,638
Joe Morolong	2,534	15,037
John Taolo Gaetsewe	41,263	152,822

Table 33: John Taolo Gaetsewe District Household Growth Projections (including foreseen new mining growth and employment opportunities)

	Growth 2011 to 2014	Growth 2014 to 2019
Gamagara	6,703	28,073

	Growth 2011 to 2014	Growth 2014 to 2019
Ga-Segonyana	4,718	10,713
Joe Morolong	1,890	6,112
John Taolo Gaetsewe	13,311	44,897

Table 33 indicates that the estimated household growth of the District for the period 2014 to 2019 is 44,897 households.

2.6.3 HOUSING UNITS COMPLETED

No significant number of housing units have been completed in the 2018/2019 as CoGHSTA which is the department responsible for human settlement projects implementation in the District has focused on Dolomitic and Geotechnical investigations, Town planning and Servicing of the available planned land.

2.6.4 ESTIMATION OF HOUSING BACKLOG AND DEMAND

2.6.4.1 2011 HOUSING BACKLOG PER INCOME SEGMENT

The housing backlog status quo for 2011 of each of the Municipalities and the District can be broken down into the backlog per income category and per inadequate dwelling type (traditional, informal and caravan dwellings).

The official source of the housing backlog of the Municipality is the 2011 Census figures from Statistics South Africa. The total Housing Backlog for 2011 is further derived from the dwelling types recorded by Census as “Inadequate dwellings” type, namely:

- Traditional Dwelling/hut/structure made of traditional materials
- Informal Dwelling (shack; in backyard)
- Informal Dwelling
- Caravan/tent

In order for the Municipality to plan properly to eradicate the housing backlog, information regarding the income segment of the households staying in an inadequate dwelling, should be provided. The income segment will determine the subsidy instrument that could be applied to address the housing backlog. For this purpose, the income segments, as categorised by Census, were combined to estimate the number of households in an inadequate dwelling, in the lower, gap, middle and high income categories. Unfortunately, the income categories for Census does not compare completely

with the income brackets of the housing instruments (example the Census income bracket is R0 to R3,200, whilst subsidies are for households earning up to R3,500)

The spatial distribution of the low income bracket could be divided into those households that are located in the urban areas, traditional areas, or on farms. This spatial distribution will assist the Municipality further to classify the most suitable housing instrument based on its location, such as rural subsidy to those households staying in a traditional dwelling backlog, farm worker subsidy to the backlog on farms etc.

The tables below is a consolidation of the 2011 housing backlog for the Gamagara-, Ga-Segonyana- and Joe Morolong Municipality as well as the John Taolo Gaetsewe District per income, dwelling type and spatial distribution, where possible.

Table 34: Gamagara Municipality Housing Backlog 2011

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate
High Income	Households earning between R25,001 and higher	4	4	15	7	30
Middle Income	Households earning between R12,801 and R25,000	3	23	24	8	58
Middle Income: Gap Market	Households earning between R6,401 and R12,800	3	97	125	19	244
Middle Income: Gap Market	Households earning between R3,201 and R6,400	7	195	292	7	501
Subsidy Housing: Urban	Households earning less than R3,200 (urban geography)	21	679	1,007	14	1,721
Subsidy Housing: Rural (Traditional)	Households earning less than R3,200 (rural/tribal geography)	-	-	-	-	-
Farm Subsidy	Households earning less than R3,200 (farm geography)	-	5	12	9	26
Total		38	1,003	1,475	64	2,580*

**The total number of households resident in inadequate dwellings total 2,590 (refer to Table 21), but due to the fact that a small portion of households don't respond to questions correctly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The following conclusions can be made from Table 34:

- The total municipal housing backlog for Gamagara Municipality in 2011 according to Census, was 2,590.
- The majority of the households in need of housing, are located in an urban area, in an informal settlement and earn a salary below R3,200.
- Approximately 1,721 households are located in the urban areas in an inadequate dwelling that could potentially qualify for subsidy instruments. More than a 1000 of these households are in an informal settlement, and almost 700 in a backyard.
- There are approximately 26 farm worker households in need of adequate housing.
- There are approximately 745 households within the gap market that stayed in an inadequate dwelling in 2011.
- Approximately 88 households staying in an inadequate dwelling, earn a salary above the R12,801. They are mainly located in informal settlements and in backyards, and is an indication of lack of available serviced stands or rental stock or affordable houses/flats in the market.

Table 35: Ga-Segonyana Municipality Housing Backlog 2011

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate
High Income	Households earning between R25,001 and higher	16	9	11	-	36
Middle Income	Households earning between R12,801 and R25,000	23	16	28	2	69
Middle Income: Gap Market	Households earning between R6,401 and R12,800	58	79	101	-	238
Middle Income: Gap Market	Households earning between R3,201 and R6,400	143	119	168	1	431

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate
Subsidy Housing: Urban	Households earning less than R3,200 (urban geography)	82	49	23	-	154
Subsidy Housing: Rural (Traditional)	Households earning less than R3,200 (rural/tribal geography)	1,467	1,142	1,270	7	3,886
Farm Subsidy	Households earning less than R3,200 (farm geography)	18	7	4	-	29
Total		1,807	1,421	1,605	10	4,843*

**The total number of households resident in inadequate dwellings total 4,838 (refer to Table 21), but due to the fact that a small portion of households don't respond to questions incorrectly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The following conclusions can be made from Table 35:

- According to Census 2011, the total municipal housing backlog for Ga-Segonyana Municipality in 2011, was 4,838.
- The majority of the households in need of housing, are located in a rural area and earn a salary below R3,200.
- Approximately 154 households are located in the urban areas in an inadequate dwelling that could potentially qualify for subsidy instruments.
- There are approximately 29 farm worker households in need of adequate housing.
- Approximately 670 households that fall within the gap market stayed in an inadequate dwelling in 2011.
- Approximately 105 households staying in an inadequate dwelling, earn a salary above the R12,801. They are mainly located in traditional dwellings and informal dwellings in informal settlements.

Table 36: Joe Morolong Municipality Housing Backlog 2011

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate
High Income	Households earning between R25,001 and higher	16	2	0	3	21
Middle Income	Households earning between R12,801 and R25,000	59	4	2	3	68
Middle Income: Gap Market	Households earning between R6,401 and R12,800	83	12	7	5	107
Middle Income: Gap Market	Households earning between R3,201 and R6,400	264	29	30	2	325
Subsidy Housing: Urban	Households earning less than R3,200 (urban geography)	-	23	7	2	32
Subsidy Housing: Rural (Traditional)	Households earning less than R3,200 (rural/tribal geography)	4,792	372	371	20	5,555
Farm Subsidy	Households earning less than R3,200 (farm geography)	87	114	29	9	239
Total		5,301	556	446	44	6,347*

**The total number of households resident in inadequate dwellings total 6,352 (refer to Table 21), but due to the fact that a small portion of households don't respond to questions correctly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The following conclusions can be made from Table 36:

- The total municipal housing backlog in 2011 according to Census, was 6,352.
- The majority of the households in need of housing (4,792 households), are located in a rural area, in a traditional dwelling and earn a salary below R3,200.
- There are approximately 239 farm worker households in need of adequate housing.
- Almost 432 households that stayed in an inadequate dwelling in 2011, are within the gap market
- Approximately 89 households staying in an inadequate dwelling, earn a salary above the R12,801. They are mainly resident in traditional dwellings.

Table 37: John Taolo Gaetsewe District Housing Backlog 2011

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate	Percentage of Total Backlog
High Income	Households earning between R25,001 and higher	36	15	26	10	87	1%
Middle Income	Households earning between R12,801 and R25,000	86	44	54	13	197	1%
Middle Income: Gap Market	Households earning between R6,401 and R12,800	144	187	233	24	588	13%
Middle Income: Gap Market	Households earning between R3,201	414	343	491	10		

Income/Subsidy Category	Description	Traditional dwelling/ hut/ structure made of traditional materials	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/ squatter settlement or on a farm)	Caravan/ tent	Total Backlog/ Inadequate	Percentage of Total Backlog
	and R6,400					1,258	
Subsidy Housing: Urban	Households earning less than R3,200 (urban geography)	103	753	1,037	16	1,909	82%
Subsidy Housing: Rural (Traditional)	Households earning less than R3,200 (rural/tribal geography)	6,260	1,515	1,640	25	9,440	
Farm Subsidy	Households earning less than R3,200 (farm geography)	106	126	45	17	294	2%
Total		7,149	2,983	3,526	115	13,773 *	100%

**The total number of households resident in inadequate dwellings total 13,780 (refer to Table 21), but due to the fact that a small portion of households don't respond to questions correctly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The following conclusions can be made from the table above:

- According to Census 2011, the total housing backlog of the John Taolo Gaetsewe District totalled 13,780 in 2011.
- Most of the households in need of housing (6,260), are in a rural area, in a traditional dwelling and earn a salary below R3,200.
- An estimated 1,909 households are in the urban areas in an inadequate dwelling that could potentially qualify for subsidy instruments.
- Approximately 294 farm worker households need adequate housing.
- In terms of the gap market, a total of 1846 households fell within this category stayed in an inadequate dwelling in 2011. The option of FLISP subsidy could be explored to provide for this backlog.
- Approximately 284 households staying in an inadequate dwelling, earn a salary above the R12,801. They are mainly resident in traditional dwellings

2.6.4.2 2014-2019 HOUSING BACKLOG PROJECTION

The methodology used to estimate the backlog for the planning term 2014 – 2019 for the John Taolo Gaetsewe District and the Municipalities within its boundaries can be described as follows:

- Census 2011 information on traditional, informal (both backyard and those in informal/squatter settlements) and caravan/tent dwellings will be used as a starting point to quantify potential housing backlog.
- A filter of 10% will be used on traditional dwellings (built with traditional materials), and on informal dwellings in backyards and in squatter settlements. The filter will exclude the persons who do not qualify for subsidies, and those who will prefer to stay in their dwelling.
- There is no empirical evidence available for the Municipalities or the District regarding the size of the filters. The 10% indicated above are conservative assumptions based on local knowledge and the size of the filter can be adjusted when empirical information becomes available.
- The household growth rates of Census 2001, Census 2011 and Community Survey 2007 are then used to estimate the additional number of households for each year, as discussed in the previous section (see 2.6.2).
- The number of housing units delivered since 2011 to January 2014, will be deducted to conclude to a total housing backlog for the Municipalities and the John Taolo Gaetsewe District at 2014.

The estimated housing backlog for the planning term 2014 to 2019 is indicated in Table 38.

Table 38 : John Taolo Gaetsewe Estimated Housing Backlog 2014 – 2019

	Housing Backlog 2011 (Census 2011)	Units Completed (COGHSTA)	Housing Backlog 2011 (less units completed & 10% filter)	Housing Backlog						Total Increase 2014 - 2019
				2014	2015	2016	2017	2018	2019	
Gamagara	2,590	854	1,562	1,830	1,929	2,034	2,144	2,260	2,382	552
Ga-Segonyana	4,838	913	3,533	4,106	4,317	4,539	4,772	5,017	5,275	1,169
Joe Morolong	6,352	672	5,112	5,335	5,411	5,488	5,567	5,647	5,727	393
John Taolo Gaetsewe	13,780	2,439	10,207	11,270	11,657	12,060	12,482	12,923	13,384	2,114

The housing backlog figure of the John Taolo Gaetsewe District for 2014 is estimated at 11,270 units. It is estimated that the backlog will increase with 2,114 units to 13,384 in 2019 and this figure will form the basis from which the targets for delivery of housing units, will be derived to eradicate the estimated backlog.

2.6.4.3 POTENTIAL FUTURE HOUSING DEMAND FOR ALL INCOME GROUPS

The previous paragraph detailed the housing backlog. However, the need exist to plan for the expected growth in households over a planning period, hence the housing demand. The future population growth based on Census growth rates, and the expected additional growth due to migration and the expansion of the mining industry, gives an indication of demand for housing units for all income groups.

The projection of the household growth took into account the Census growth rates, and the growth estimated by the SMEC, 2013 report, as described in the previous section. The weakness with the projections is that they were not projected per income segment, and hence the housing demand could not be adequately projected per income. However, an attempt was made to estimate the growth of the low income and gap market income groups, based on their 2011 Census proportions. Table 39 indicates the estimated household growth over the planning term 2014 to 2019, of those households in the income group below R12,800. This growth reflects the potential demand for housing due to the increase in household numbers. The figures are regarded as high level estimation because of the proportional allocations applied.

Based on Census 2011, the component of the total household growth 2014 to 2019 (refer to Table 33) that may potentially qualify for subsidy housing if required is estimated as:

- the proportion of households earning less than R3,200 per month; and
- the proportion of households earning between R3,200 and R12,800 per month.

The estimate household growth and components of potential subsidy income groups for the John Taolo Gaetsewe District and the Municipalities within its boundaries are indicated in Table 39.

Table 39 : Estimate Future Housing Demand based on Household Growth 2014-2019

	Total Household Growth in Numbers 2014 -2019	Low Income: R0 - R3,200		Gap Market: R3,201 – R12,800	
		Low Income: Percentage of Total Household Growth	Low Income: Incremental Housing Demand 2014 - 2019	Gap Market: Percentage of Total Household Growth	Gap Market: Incremental Housing Demand 2014 – 2019
Gamagara	28,073	43%	12,180	32%	9,035
Ga-Segonyana	10,713	64%	6,867	25%	2,657
Joe Morolong	6,112	83%	5,046	13%	765
John Taolo Gaetsewe	44,897		24,094		12,457

The number of households in the monthly income group R3,201 to R12,800 will be 12,457 over the term 2014 to 2019, and 24,094 households will be part of the low income group (below R3,200), over the same term. These figures are indicative of potential beneficiaries for subsidies such as BNG, CRU, FLISP and Social Housing.

The following table aims to summarise a comparative picture of the housing need in the John Taolo Gaetsewe District in terms of housing need indicators that relate to the housing backlog, housing eligibility and urban-rural ration situation:

Table 40: Summary of Housing Need Indicators

Backlog indicator	Measure	Score
Level of overcrowding	This would provide an indication of the need for additional dwelling units	Average household size is 3.7. The average size of households in inadequate dwellings is 3.1.
Backlog: Number of “inadequate” dwellings, 2014	This would give a clue as to the number of houses currently living in inadequate shelter, requiring more adequate shelter	13,780 (2011 Census) 11,270(2014 Estimated) 13,384 (2019 - increase with 2,114 units from 2014-2019)

Backlog indicator	Measure	Score
Household growth 2014 - 2019	Indicator of possible new household information trends since the latest Census, including growth due to mining expansion – all income groups	44,897 households
Number of processed applications	This would give an indication of the number of eligible households who have actually applied for subsidized housing	
Supply of subsidized housing(2010/11 – Jan 2014)	This would indicate the rate at which supply of adequate housing is occurring in the Municipality	A total of 2,439 units were delivered at an average rate of 610 units per year
Future Demand: Subsidized housing (2014-2019)	Number of households earning less than R3,200 per month (low income group)	24,094
Future Demand: Gap housing (2014-2019)	Number of households earning between R3,201 and R6,400 per month	12,457
Urban: rural proportion indicator	Ratio of the number of people living in defined rural areas to the number living in urban areas	25% urbanisation rate

With the current housing backlog of 12,923, there is a dire need to initiate the mixed land used development in the jurisdiction of the district as part of the addressing the housing backlog posed by the demand of houses due to population explosion . Depending on the availability of land and resources the district is planning to use mixed land development as planning tool.

2.6.4.4 2019-2020 HOUSING BACKLOG PROJECTION

It should be emphasized that the District currently uses the NHNR system to determine the housing need in the municipalities. And the number of respondents increases daily due to daily capturing of the questionnaires. It should also be noted that the NHNR system records income as disclosed by respondent and searches on the HSS system is the only sure method to determine the type of housing programme to utilised to address the Housing need of the respondents. However due to the costs associated with HSS Searches, this method is only available at the advanced stage of project delivery and not at planning phase. As at January 2020 the NHNR respondent captured in the District was as follows;

IDP Priority	Integrated Human Settlements
IDP Objective	To provide adequate housing to the residents of the District

	Gamagara	Joe Morolong	Ga-Segonyana	JTG
Housing Need captured on the NHNR as at February 2020	4 343	8 729	5 023	18 095
	Total Housing Delivery/Supply Rate per municipality projected for the next five years			
2020/21	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2021/22	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2022/23	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2023/24	869 units/year	746 units/year	1 005 units/year	2 622 units/year
2024/25	869 units/year	746 units/year	1 005 units/year	2 622 units/year

2.7 HOUSING PROGRAMMES AND DELIVERY

The purpose of this section is to discuss the current housing interventions delivered and to evaluate the performance in delivery.

2.7.1 GAMAGARA MUNICIPALITY

The implementation of subsidy rental housing stock has not been significant in the Municipal area. In the light of the mining environment with the high concentration of migrant workers and contractors, the need increase for rental stock in the nodes in proximity to the employment opportunities. The census statistics records that almost half of the population reside in rental housing, which confirms the need for this housing option to the lower income bracket.

The Housing Development Agency commenced with the project appraisal and social facilitation of the informal settlements in Olifantshoek. The informal settlements of Skerpdraai, Diepkloof and Welgeleë, are located on municipal owned land south-east of the town of Olifantshoek. The informal occupants started occupying the areas in 2010. The following provides a brief summary of the settlements:

Diepkloof: Diepkloof informal settlement is divided into two “Diepkloof 1 and 2” with an estimated total of 103 pegged sites/households with no clear defined streets, well located at the border of the

formalized settlement. The settlement is rapidly increasing. There is no basic services i.e. water, sanitation, electricity, roads. The community is getting water from the nearby settlement.

Welgelee: Welgelee informal settlement is also divided into two “Welgelee 1 and 2” has 285 scattered households with no clear defined streets or stands but pegging of the stands is currently underway, well located at the border of the formalized settlement. There is no basic services i.e. water, sanitation, electricity, roads. The community is getting water from the nearby settlement. Welgelee 1 has approximately 30 sharks and situated on the land owned by Department of Public Works, however the municipality is currently busy with negotiations to convert the land ownership.

Skerpdraai: Skerpdraai informal settlement has 186 pegged and surveyed sites, well located at the border of the formalized settlement. There is no basic services i.e. water, sanitation, electricity, roads and refuse removal. The community is getting basic services from the nearby formal settlement. The community is using shared (communal) stand pipes. The communal shared stand pipes are not well maintained and are in a poor state.

The status of informal settlements in Kathu is mainly in the form of backyard dwellers on surveyed areas.

The key development constraints to the delivery of housing in Gamagara Municipality are:

- Land Availability, especially for the resettlement project in Dingleton.
- Lack of bulk and internal infrastructure services provision to support the housing projects especially in Deben and Kathu.
- The approval of projects with small number of units, whilst the need for housing increased at a much higher rate, resulting in increased backlog rather than decreased backlog.
- Significant increase in informal settlements, especially backyard dwellers, in Sesheng.
- Informal occupation of erven planned for RDP development in Dibeng.

In conclusion, considering the expected growth of the Municipality, the demand for rental stock and the increase in the backlog (informal settlements), the delivery of units will have to be increased significantly, and should include CRU, Social Housing and informal settlement upgrading.

The spatial distribution of the projects was focused towards the nodes of Debeng, Olifantshoek and Sesheng. The SDF strives towards integration of Kathu and Sishen and development of this area as a regional node. In addition, the latest Census calculations recorded the highest backlog in these areas. Therefore, future allocation of housing units should be increased to Kathu/Sesheng to eradicate the recorded backlog and to support the spatial vision.

The allocation of future units should further consider the expected growth in households, not recorded by Census, but due to the expansion of the mines.

The following are houses delivered over the years in the municipality

2.7.1.1 COMPLETED HOUSING PROJECTS

Project Description	Year	Status
Olifantshoek 200	2008	Complete
Dibeng 500	2008	Complete
Survey and registration of plots Wards 2-5	2011-2012	Complete
Planning of residential plots All wards	2011-2012	Complete
Building of 2 council houses - Kathu	2012-2013	Complete
Construction of Diepkloof Community hall	2012-2013	Complete
Renovation of Main building (Roofing)- Kathu	2012-2013	Complete
Construction of Northern Cape Primary ECD Centre - Olifantshoek	2013-2014	Complete
Construction of 70 RDP Houses	2014-2015	Complete
Construction: Five (5) Municipal Houses - Phase 2 - Kathu	2015-2016	Complete
Renovations/ Upgrading Workshop - Kathu	2015-2016	Complete
Upgrading of Municipal Houses	2015-2016	Complete
Upgrading of Gamagara Municipal Building	2015-2016	Complete
Construction of Bakery - Dibeng	2011-2012	Complete
Construction of Multipurpose centre - Dibeng	2011-2012	Complete
Renovation of Library-Welgelee - Olifantshoek	2011-2012	Complete
Welgelee youth development center	2012-2013	Complete

2.7.1.2 CURRENT HOUSING PROJECTS

Project Description	Year	Status
Sesheng 1265 Busy with Civil Services	2017-to date	In progress
Kathu 5700 Town Planning	2017-to date	In progress

2.7.1.3 PLANNED HOUSING PROJECTS

Project Description	Year	Status
Sesheng 1265 Construction of houses	-	Subject to funding

Project Description	Year	Status
Dibeng - Planning	-	Subject to funding
Olifantshoek Planning	-	Subject to funding
Kathu 5700 Construction of houses	-	Subject to funding

2.7.2 GA-SEGONYANA MUNICIPALITY

No significant number of housing units have been completed in the 2018/2019 as CoGHSTA which is the department responsible for human settlement projects implementation in the District has focused on Dolomitic and Geotechnical investigations, Town planning and Servicing of the available planned land.

Ga-Segonyana faces a number of difficulties with regard to service delivery and housing in its municipal area which can be summarised as follows:⁴⁶

- There is significant demand for housing in and around Kuruman due to the increased mining activities in the region as well as immigration into the municipal area from neighbouring areas (job seekers). Due to limited resources the municipality is unable to satisfy this demand and backlogs and informal settlements are growing.
- Municipal services are provided (at various levels of service) throughout the municipal area. Cost recovery in the informal settlements and tribal areas are non-existent and this means that the municipality has little or no funds to extend service levels and infrastructure in spite of the fact that a large proportion of the population is formally employed.
- Existing infrastructure overburdened due to unplanned densification.
- Lack of bulk services infrastructure is inhibiting further housing developments and is also posing a significant and growing health risk.

The development opportunities that exist, is the availability of land owned by the municipality that is well located, a large area, and the growth experienced and expected. The efficient management of these opportunities are required to ensure that it benefit the sustainability of the municipality in increasing its revenue base, versus providing quality housing environments to the residents, The following are houses delivered over the years in the municipality

2.7.3 JOE MOROLONG MUNICIPALITY

No significant number of housing units have been completed in the 2018/2019 as CoGHSTA which is the department responsible for human settlement projects implementation in the District has focused

on Dolomitic and Geotechnical investigations, Town planning and Servicing of the available planned land.

Development Constraints:

- One of the major obstacles to development in the area is the fact that no individual tenure exists. All property is owned communally and cannot be sold, transferred or used as collateral for loans. Development is also further restricted by the immovable nature of the people who reside in these areas.
- The stumbling block of communal land ownership has also driven private investors away that do not want to risk investment on land that does not directly belongs to it. The process to subdivide a portion of land to be sold to an investor is also extremely cumbersome and can take several years.
- Asbestos contamination.

2.8 LAND FOR HUMAN SETTLEMENT

The availability of land for human settlement development is a critical success factor in the delivery of housing. Land owned by the State and Local Municipality, and land identified to be acquired for human settlement purposes, need to be identified. Further, housing projects should be spatially supporting the spatial vision of a Municipality. Therefore the land identified for housing projects should be located within the identified urban edge and potential development areas in the Municipal SDF. This section will first present the future land budget, followed by an overview of land ownership, where after the availability and planned development of land within each of the nodes will be discussed:

2.8.1 LAND BUDGET

The land budget for the planning term 2014 to 2019 is separately presented for the housing backlog and for the housing demand due to growth. The average density applied to calculate the land required to alleviate the housing backlog is proposed as 250m² per dwelling unit, and the average density for the total household growth at 500m²/dwelling unit.

2.8.1.1 GAMAGARA MUNICIPALITY

The estimated land requirement for the Gamagara Municipality is depicted in the following table:

Table 41 : Gamagara Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2019
Housing Backlog, 2019	2,382	250m ²	60 ha
Housing Demand for all income groups due to household growth	28,073	500m ²	1,404 ha

It can be deduced from the table above that that approximately 60 hectares are required to accommodate the housing backlog within the planning term. Further, the total average land required to accommodate various housing options due to the household growth, is estimated at 1,404 hectares within the same term.

299 hectares were purchased for the municipality and approximately 60 hectares of the purchase land will be utilised to accommodate the housing backlog and the remaining will address part of the future demand of 1,404 hectares required to accommodate various housing options due to the household growth. Area was subdivide into 5100 ervens and HDA is busy with Town Planning

2.8.1.2 GA-SEGONYANA MUNICIPALITY

The estimated land requirement for the Ga-Segonyana Municipality is depicted in Table 42

Table 42 : Ga-Segonyana Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2019
Housing Backlog, 2019	5,275	250m ²	132
Housing Demand for all income groups due to household growth	10,713	500m ²	536

Table 42 indicates that approximately 132 hectares are required to accommodate the housing backlog within the planning term. The total average land required to accommodate various housing options due to the household growth, is estimated at 536 hectares within the same term.

Promisedland was given to the municipality and they are busy with Town planning of 5662 ervens and construction of 240 houses in Wrenchville on a new stands

2.8.1.3 JOE MOROLONG MUNICIPALITY

The estimated land requirement for the Joe Morolong Local Municipality is depicted in the table below:

Table 43 : Joe Morolong Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2019
Housing Backlog, 2019	5,727	250m ²	143
Housing Demand for all income groups	6,112	500m ²	306

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2019
due to household growth			

It is evident from Table 43 that around 143 hectares are required to accommodate the housing backlog within the planning term. Furthermore, the total average land required to accommodate various housing options due to the household growth, is estimated at 306 hectares within the same term.

The Joe Morolong Local Municipality IDP (2017/2018) does not mention any land acquisition initiatives in the municipal area, however, consultations revealed the pressing need for land that should be released for human settlements purposes. Engagements spearheaded by HDA had yielded results in that land adjacent to Local Municipality have been awarded to LM and township planning is underway, further engagements are still underway as the awarded land is not sufficient to accommodate all the various options of the municipality like Mixed development, rentals etc.

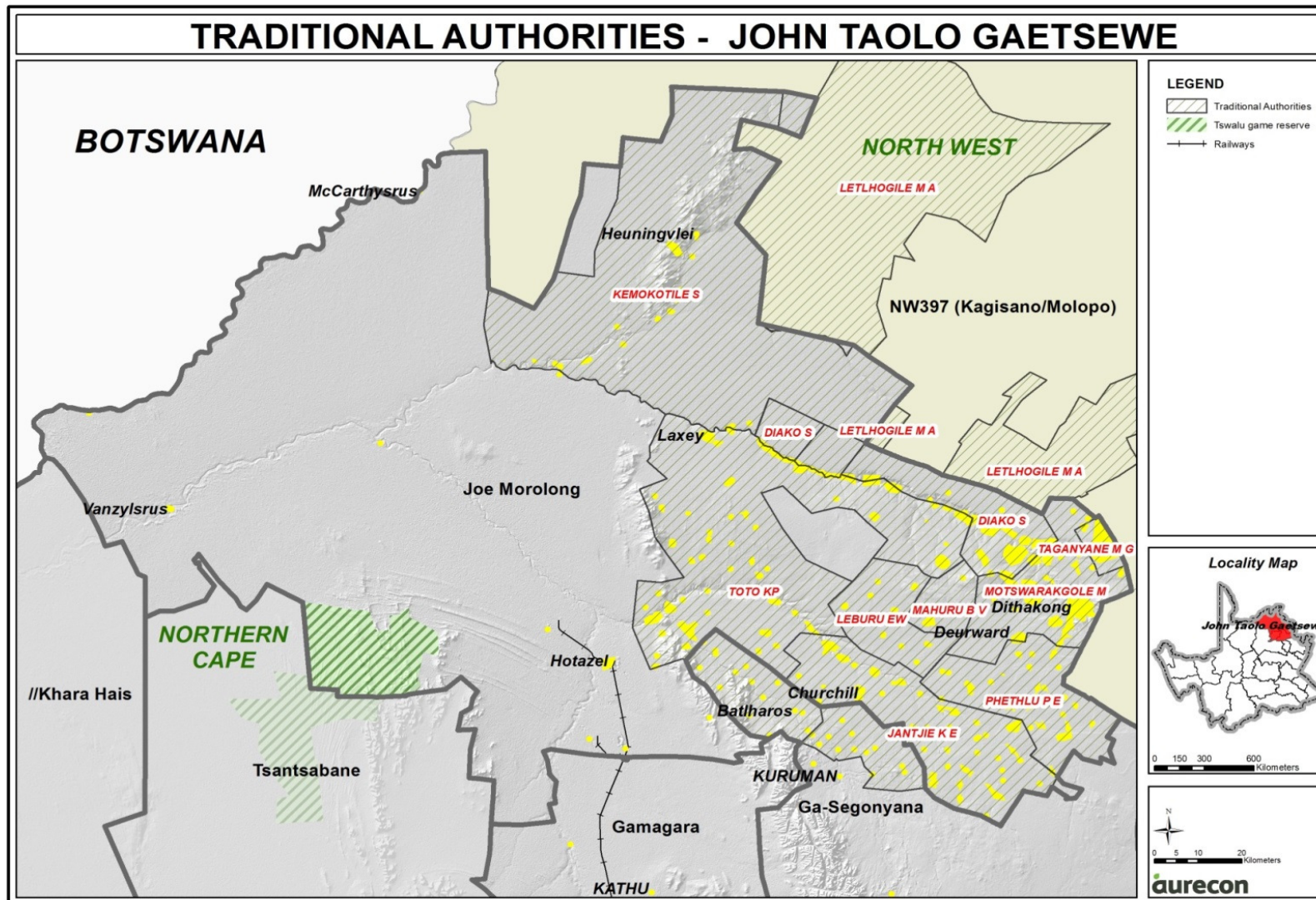
2.8.1.4 JOHN TAOLO GAETSEWE DISTRICT

An estimated 335 hectares are required to accommodate the housing backlog of 13,384 households in the District within the 2014 to 2019 planning term. Moreover, the total average land required to accommodate various housing options due to the household growth (an estimated total of 44,897 additional households), is estimated at 2,245 hectares within the same term.

2.8.2 LAND AVAILABILITY AND DEVELOPMENT PER NODE

The availability of land for human settlement purposes is a key determining factor whether the need for housing can be addressed in time, and informal occupation of land prohibited. Ownership of the land impact on the availability of land. The District and more specifically the local municipality of Joe Morolong and Ga-Segonyana have land owned by the State and under custodianship of traditional authorities. The process for the release of portions of traditional land is challenged by either permissions for the release, or the cumbersome process to release the land. Ownership does not provide for security of tenure or individual title deed, and hence certain housing instruments cannot be provided to the communities in these areas. The map below indicates the land areas under traditional authorities in the District.

Figure 24: Traditional Authorities in the John Taolo Gaetsewe District



2.8.2.1 GAMAGARA MUNICIPALITY

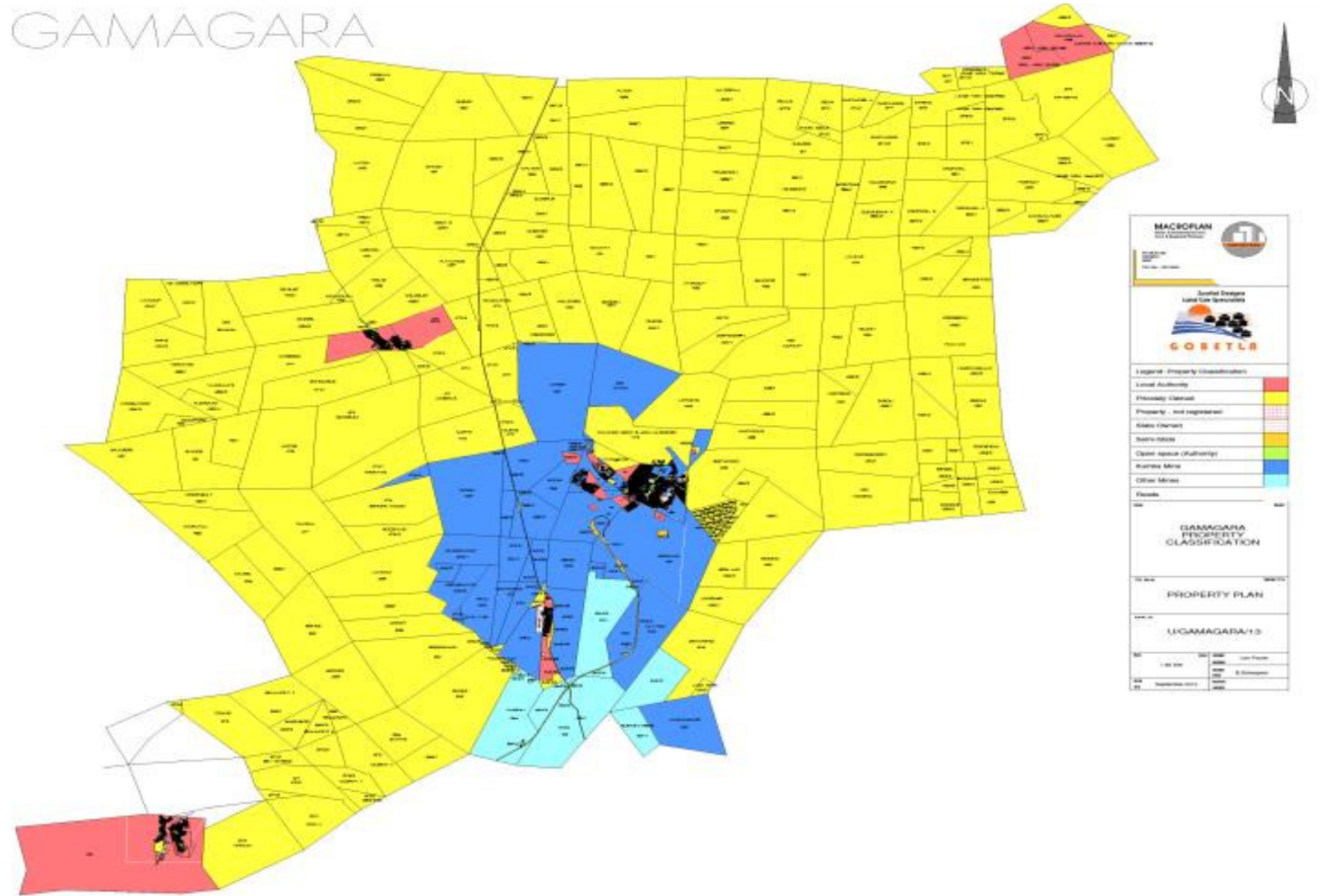
Gamagara is still described as a developing municipality and in order for the municipality to grow and develop, it needs land. Most of the land in Gamagara is privately owned. The municipality does not have serviced land available currently due to illegal land grab but the municipality is in a process of negotiating with the mine for land. The only land that was available was recently sold on tender. Some land in Babatas, Dibeng town, Bestwood and Kathu farm owned by CPA and private developers.

It should be noted that however, the municipality experienced illegal land grabs which put pressure on provision of these unplanned services. Water Sanitation -Waste -Electricity - All registered indigents receive a subsidy of six kilo liters of water per month. The municipality is currently standing at a total number of 909 + indigents in the year under review.

The Map below presents the spatial distribution of land ownership in the Municipal area. Large tracts of land are privately owned and owned by the mines. Evaluating the ownership closer to the urban areas where housing projects will mostly be delivered, it is evident that in the case of Kathu/Sesheng and Dingleton, the majority of land is owned by the mine.

Municipal owned land consists primarily of municipal commonage in Dibeng and Olifantshoek, and scattered portions in Kathu/Sesheng

Figure 25: Gamagara Property Classification (Gamagara SDF, 2010)



a) Kathu/Sesheng

The spatial vision of Kathu and Sesheng, is to integrate the areas and therefore to focus on the land available and suitable for human settlements between the two areas. Extensions towards the east of Kathu are constraint by bulk infrastructure supply, and hence the focus is towards the west. The Woodland north of Kathu has been declared a protected area by the Minister of Agriculture, Forestry and Fisheries, development in this direction is prohibited,

The Municipality owns land directly east of Sesheng which is earmarked for IDP housing projects, as illustrated in Figure 26. The Sesheng/Kathu node does not have municipal commonage land that could be made available for human settlement purposes. Kumba Mines has transferred land three portions of land to the Gamagara Municipality that is sufficient low cost housing. The land is located central in the central part of Kathu/Shesheng, and will support the vision to integrate the areas.

The majority of the remaining land within the urban edge, and between Sesheng and Kathu, is owned by the mine. The Municipality and Khumani SLP plans according to the IDP the surveying and registration of 1,600 and 1256 stands in Kathu and Sesheng. The expected time frame for registration of the erven in Sesheng is the 2015/16 financial year, and in Kathu the year thereafter. The delivery of the housing projects will therefore receive momentum from 2021 onwards when the sites are available for the top structures to be developed. The Municipality is also in process with a mixed development that includes 200 rental units.

The following table provides a summary of the land that will be developed in this node, and the responsible developer. The number in the first column is also indicated on the inserted Kathu SDF Map to show the locality of the proposed development and its alignment with the Municipal SDF.

Table 44: Future Land Development per Node

No.	Description	Town/ Location	Income Group	No. Of Erven	Possible Funder	Status	Estimated Completion Period (Within Years)
6	Bestwood	Kathu	Medium	2282	Private	In Process	5
18	Lakhutshona Phase 4A	Kathu	Low	724	Mining	Serviced stands	1
19	Lakhutshona Phase 4B	Kathu	High	275	Mining	Completed	1
20	Lakhutshona Phase 4C	Kathu	Low	420	Mining		3
21	Rooisand Landgoed	Kathu	High	707	Private	Completed	3
22	Rooisand Landgoed Townhouses	Kathu	Medium	546	Private	Planning	3

No.	Description	Town/ Location	Income Group	No. Of Erven	Possible Funder	Status	Estimated Completion Period (Within
23	East - SIOC Low cost Housing/ Hostel project	Sesheng	Low	500	Mining	Planning	2
23	Mapoteng (Sesheng) Construction Camps Phase 2	Sesheng/ Mapoteng	Low	417	Mining	Planning	2
25	SIOC Sesheng Transit Housing	Sesheng	Low	140	Mining	Planning	1
26	ATM Infill Planning	Kathu East	High	130	Private	Planning	1
	Residential developments in Lakhushona 4 D – E (Gamagara Mun)	Sesheng/ Mapoteng	Low	1,285	Municipality	Planning	1
	Total			7,151			

Considering the 2011 housing backlog of 1,665 units in Sishen and 61 in Kathu, the land could be sufficient for the backlog. However, the need for housing due to growth remains to be provided for. It is clear that the existing planned provision should consider densification options, development of additional land and acquisition of additional land for human settlement purposes. This planning should be coordinated with provision of bulk infrastructure.

b) Dibeng

Dibeng has the advantage of having municipal commonage land. The town is developed on the eastern part of the commonage land, and the western part is vacant. The Municipal SDF earmarked the future extension of Dibeng towards the north-east and east. The IDP projects for housing delivery are indicated in the SDF, as being located the north-eastern part, and east of the current town. Part of the IDP housing projects are on municipal commonage.

The municipality with funding from Khumani SLP, plans the surveying and registration of 581 stands in Dibeng that will greatly support the provision of housing in the area. The planned time frame for completion is 2015/16 financial year as per the IDP 2013/14.

Deben is expected to grow significantly. Individuals are currently settling on the erven set out and allocated for RDP housing, although they will not qualify for RDP housing. Further planning will need to be done to plan for the supply of the higher level housing need. Due to the fact that these individuals fall within the gap market, provision will have to be made for FLISP applications. There is currently no supply of mixed category housing in Dibeng.

The municipal owned land in Dibeng is sufficient for housing development. 1200 Erven have been planned and surveyed, and serviced with water within 200m, with funding supplied by mine.

c) Olifantshoek

Olifantshoek is the second largest town in the municipality, and has the benefit of having significant municipal commonage. The town has developed in the most north-eastern part of the commonage. Olifantshoek has recently experienced increased growth owing to increased mining activity in the region. The SDF highlights the following key aspects in terms of the town's residential forward planning:

- To the north, the town is bound by the municipal border dividing Gamagara- and Siyanda Municipality. Some residential development is anticipated in this direction where services will be delivered across the boundary. This exception was made as it is expected that some southern portions of Siyanda will be included in the Gamagara Municipal area in the future.
- The most significant amount of residential development is expected in the south-eastern segments of town, where large scale residential development is foreseen in lower income groups.
- In addition, provision has been made for development in a south-western direction due to the area's pleasing aesthetics.
- Provision is made throughout the town for expected infill planning.
- Higher densities are planned around the CBD, an extremely suitable location, as well as in larger pockets throughout the entire Olifantshoek.

The IDP project for housing delivery indicated in the SDF includes the provision of 200 houses for residents. It is assumed that it refers to the upgrading of the informal settlements on the municipal owned land. The HDA is assisting with the informal settlements at Diepkloof, Welgeleë and Skerpdraai and Gamagara is included in the NUSP programme.

COGHSTA with funding from Khumani SLP, plans the planning, surveying and registration of 1,000+ stands in Olifantshoek that will greatly support the provision of housing in the area. The planned time frame for completion is 2016/17 financial year. Consultation with the Municipality confirmed that 1,200 erven have been planned and surveyed in Olifantshoek. With the assistance of the mine, the sites have been provided with water within 200m.

It can be deduced that availability of Municipal owned land is not a development constraint in Olifantshoek. Expectations are that there will be no further expansions in Olifantshoek in the near future.

d) Dingleton

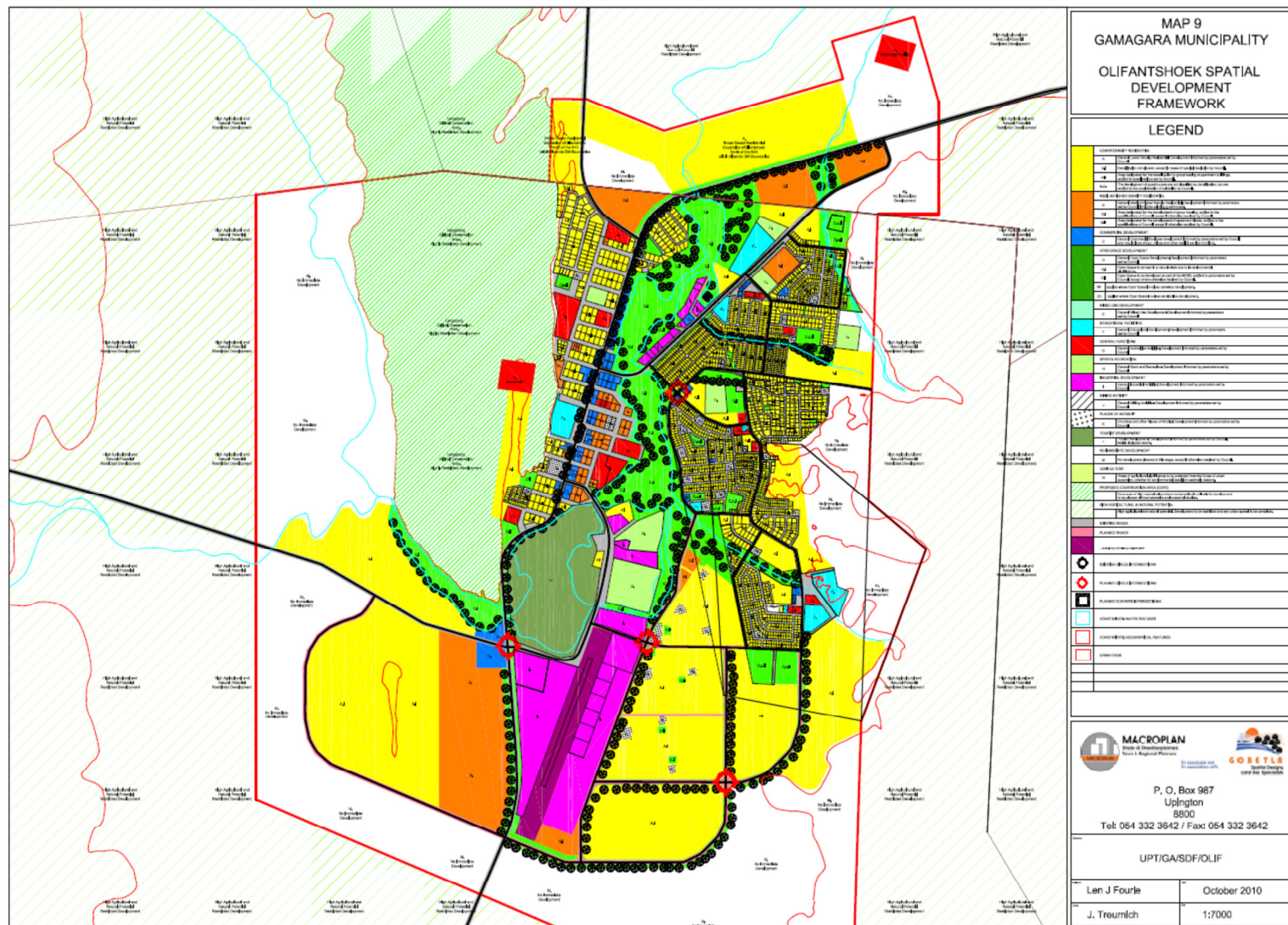
Since the announcement in 2013 of Kumba's board decision to approve the plan to relocate the Dingleton community to Kathu to facilitate the expansion of its Sishen mine to the west, followed by Kumba's completion of a comprehensive feasibility study and an extensive consultation process with interested and affected parties including the community and the relevant government departments, Kumba went ahead and built more than 500 new homes in Kathu and the town's educational structures with improved additional facilities for the schools, new sports facilities and public libraries. Existing businesses or livelihoods directly affected by the resettlement were also addressed as a part of the process. The Residents were successfully relocated beside the handful that refused any effort to be relocated. Engagements are still underway.

The mine is currently undertaking deproclamation of the area in phases.

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Figure 27 : Dibeng SDF and IDP Housing Projects





2.8.2.2 GA-SEGONYANA MUNICIPALITY

The Ga-Segonyana area houses a number of residential areas with Kuruman town as the main business/ services centre. The communities living in the main urban centers have all been formalised, but not those in rural areas. To the east of Kuruman lies Wrenchville, to the northeast, Mothibistad and to the northwest, Bankhara Bodulong. The rest of rural residential areas, includes Kagung (Vlakfontein), Mapoteng, Ditshoswaneng, Magojaneng, Seoding, Seven Miles, Mokalamosesane, Galotolo, Lokaleng, Sedibeng, Geelboom, Gamopedi, Gantatelang, Thamoyanche, Pietbos, Ncweng, Garuele, Gasehubane, Gasebolao, Batlharos, Maruping and Vergenoeg.⁴⁷

The Ga-Segonyana Municipality SDF identifies the following Spatial Development Objectives for the Ga-Segonyana Municipality:

- To redevelop and rejuvenate the Regional Node of Kuruman
- To develop Local Nodes in Mothibistad and Batlharos

The Spatial Development Framework indicates that Ga-Segonyana Local Municipality is fortunate to have access to enough vacant land that could be developed in the future. The spatial planning of vacant land for future residential development areas of Kuruman, Wrenchville, Mothibistad, Bankhara Bodulong and Batlharos is discussed below followed by the spatial development maps for all of the identified future residential development areas. It is recommended that the SDF should be revised as little reference is made to the real situation facing the municipality as far as land availability, housing development and the tribal authorities.⁴⁸

a) Kuruman

The town consists out of a number of residential areas that were formed around the junction of the major access roads of the N14 and Daniëlskuil/ Hotazel road, and the Kuruman River. The town has developed mainly at low densities with smaller pockets of cluster homes found throughout the area. The agricultural plots alongside the Kuruman River are characteristic of Kuruman and stretches from Seoding Road in a northerly and westerly direction.

Commonage land is public land which is owned by the municipality or local authority and to which all the residents of a town have rights. Only Kuruman has commonage land. The town is the only area in the Municipality with commonage land depicted in Figure 29.

Within the surveyed part of the town of Kuruman, only small portions of land exist within the boundaries of the town that can be utilized for development. This is due to the fact that most of the

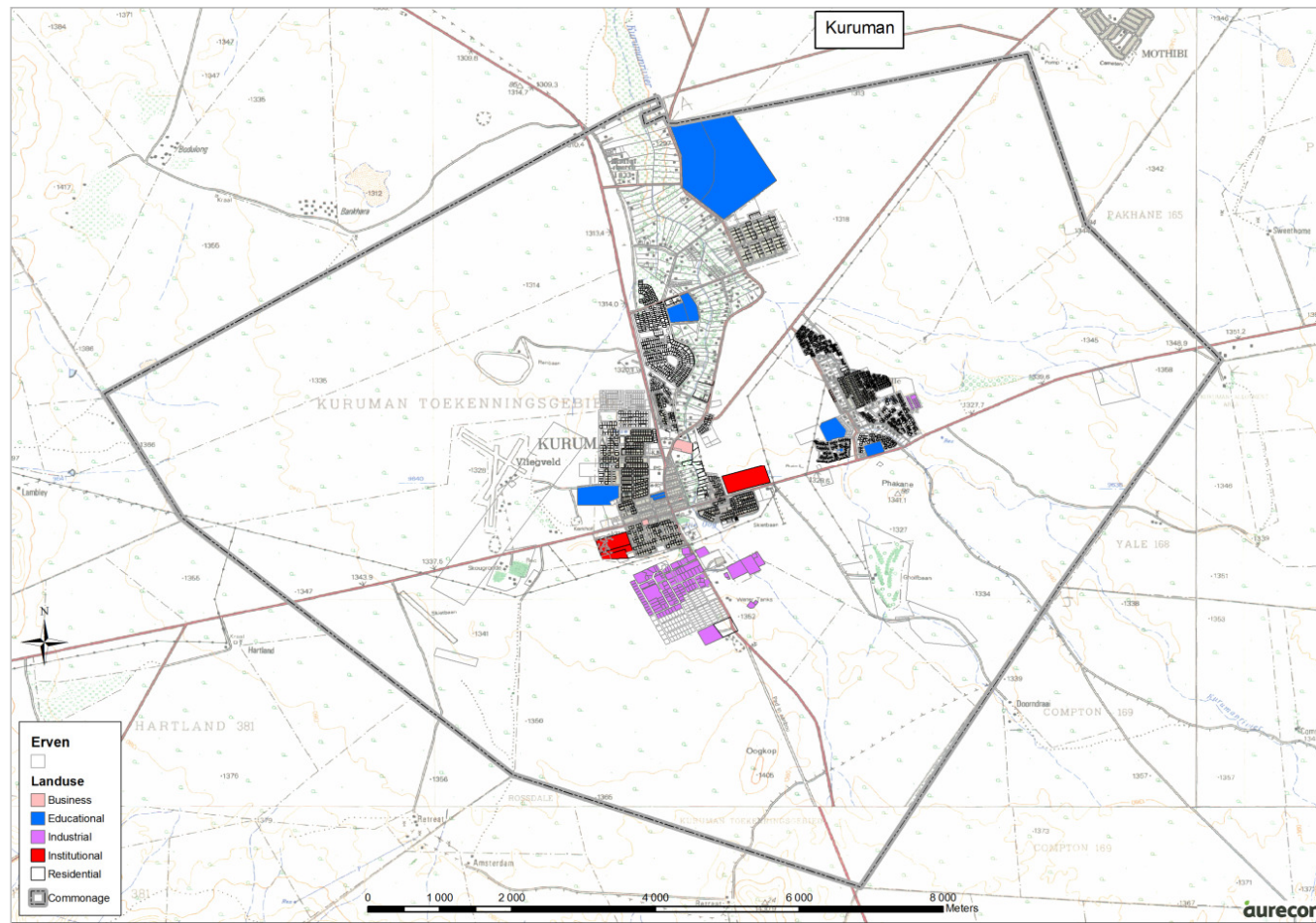
⁴⁷ Ga-Segonyana, IDP, 2013/2014

⁴⁸ Ga-Segonyana, Spatial Development Framework, July 2008, p 10 - 11

land is privately owned. There are definite underutilized open spaces that will be identified for development. The largest portions of land that are ideal for development are situated to the west and north-west of the town, the area south-west, south and south-east of the industrial terrain, the area between Wrenchville and Kuruman, the area to the east of the agricultural plots, and to the west of the Mothibistad road.

The expansion of the residential areas in and around Kuruman has been identified to take place in a western, northwestern, southwestern, southeastern and easterly direction. The redevelopment and compacting (infill planning) of the agricultural erven that are currently not utilized to its fullest have been identified as a priority. The sustainable delivery of services to this area however causes problems. Smaller open spaces in the existing residential areas have also been planned to be redeveloped for residential purposes. Integration is set to take place between Kuruman and Wrenchville.

Figure 29: Kuruman Areas Land Use and Commonage⁴⁹



⁴⁹ Ga-Segonyana, Spatial Development Framework, July 2008

b) Wrenchville

The town has a slightly higher residential density than Kuruman, but the most of the houses are in a good state. Higher density residential units are to be found in the area to the north, near the access point to the Mothibistad road.

The areas to the west and east of Wrenchville are available for future development, but the town itself has very few properties that can be used for densification and development. The areas that were identified for future residential expansion of Wrenchville are located mostly to the west of the town, in the area between the N14, the Kuruman Hospital, the Mothibistad road and the western border of Wrenchville. The developments of the area to the northeast and to the east of town have also been identified and in future integrate the development direction of Mothibistad and Wrenchville.

The IDP plans for the development of residential sites in Wrenchville, with own funding, as part of their land development priorities. The number of units, the specific land area, and commencement date is to be determined.

c) Mothibistad

The town has a relatively low residential density of a good standard. The higher density housing element is located to the north of the town. The town itself does not have much vacant land within the existing borders of the town that can be utilized for development. The areas surrounding the town, however, have ample vacant land for future development. Future extensions of the town are planned in a south-westerly, westerly, easterly, south-easterly and north-westerly direction. Most of these future areas that have been identified are focused on integration between Mothibistad, Wrenchville, Magojaneng and Mapoteng.

The municipality is in process to service 154 new residential erven in Mothibistad, and is nearing completion.

d) Bankhara Bodulong

The settlement has a low residential density character in the areas to the west and east, with a higher density area to the centre of the town. A lot of areas are thus available for subdivision and densification in the older parts of the town. Most of these areas, however, are privately owned and thus will have to be subdivided by the individual owners themselves. In the areas surrounding the town there is ample vacant land for future development.

The area that has been identified for future expansion of the town, are located to the east of the town, in the direction of Kuruman. The nature reserve between Bankhara Bodulong and Kuruman does not allow residential development to occur in a southern direction.

An insitu upgrading project of 235 units was completed in this area. According to the IDP, the municipality funds the re-subdivision of sites in the town for further fill-in development.

e) Batlharos/Balthabo

The village has a medium to high residential density character of a good standard on both parts (west and east) of the main internal tarred road of the village. The village is the largest of the residential villages in Ga-Segonyana. The area that has been identified for future expansion of the village is to be found on the northern, western and eastern borders of the village.

The municipality plans to formalise areas in Batlharos in future.

f) Tribal Areas

The rural areas are all established at a low residential density and subsistence practises occur. The rural areas are mostly unsurveyed and not registered. According to the SDF, new extensions should consider higher densities.

Figure 30: The proposed residential development of the southern sections of Kuruman and Wrenchville⁵⁰

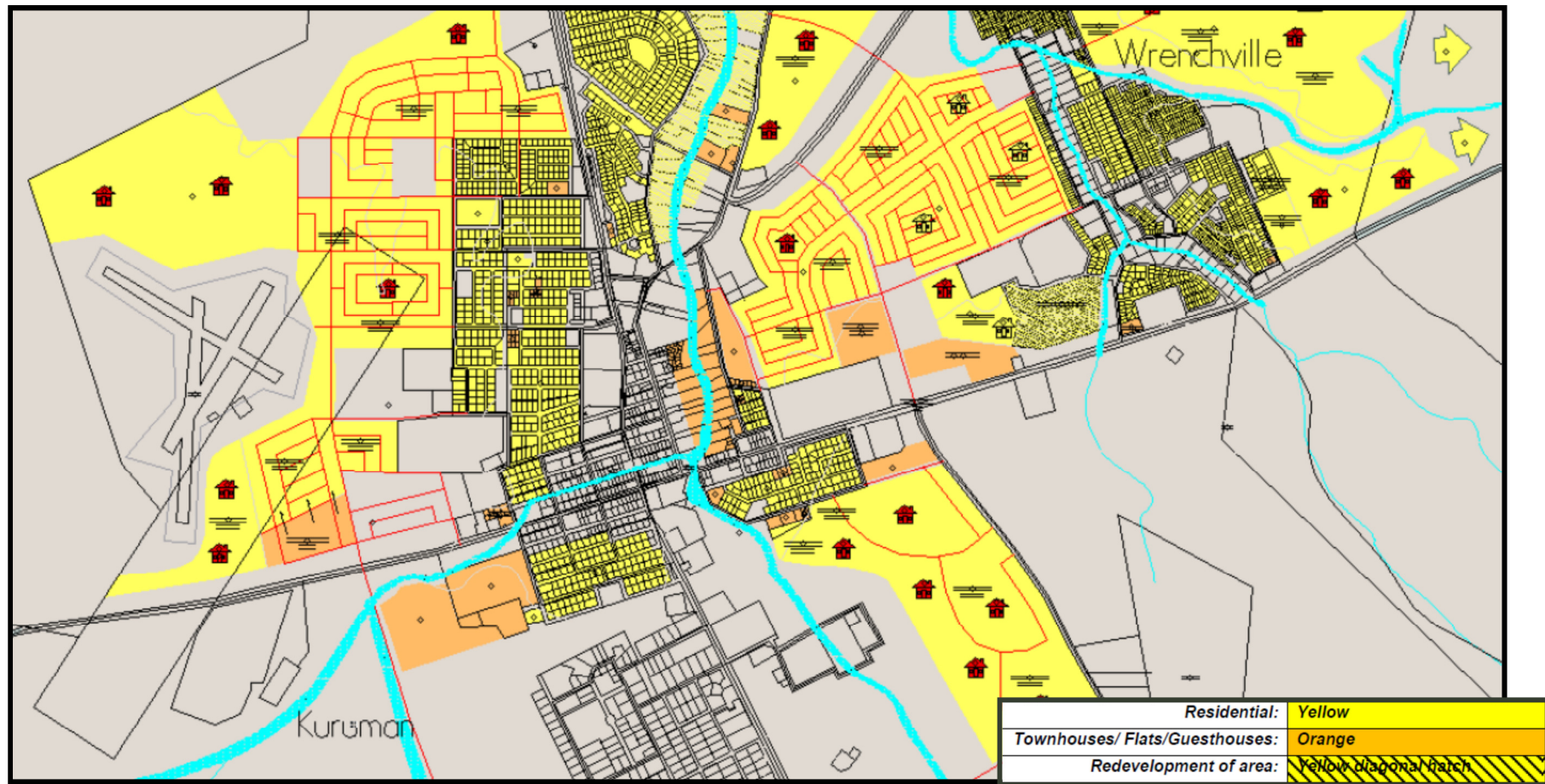


Figure 31: The proposed residential development of the northern sections of Kuruman and Wrenchville⁵¹

⁵⁰ Ga-Segonyana, Spatial Development Framework, July 2008

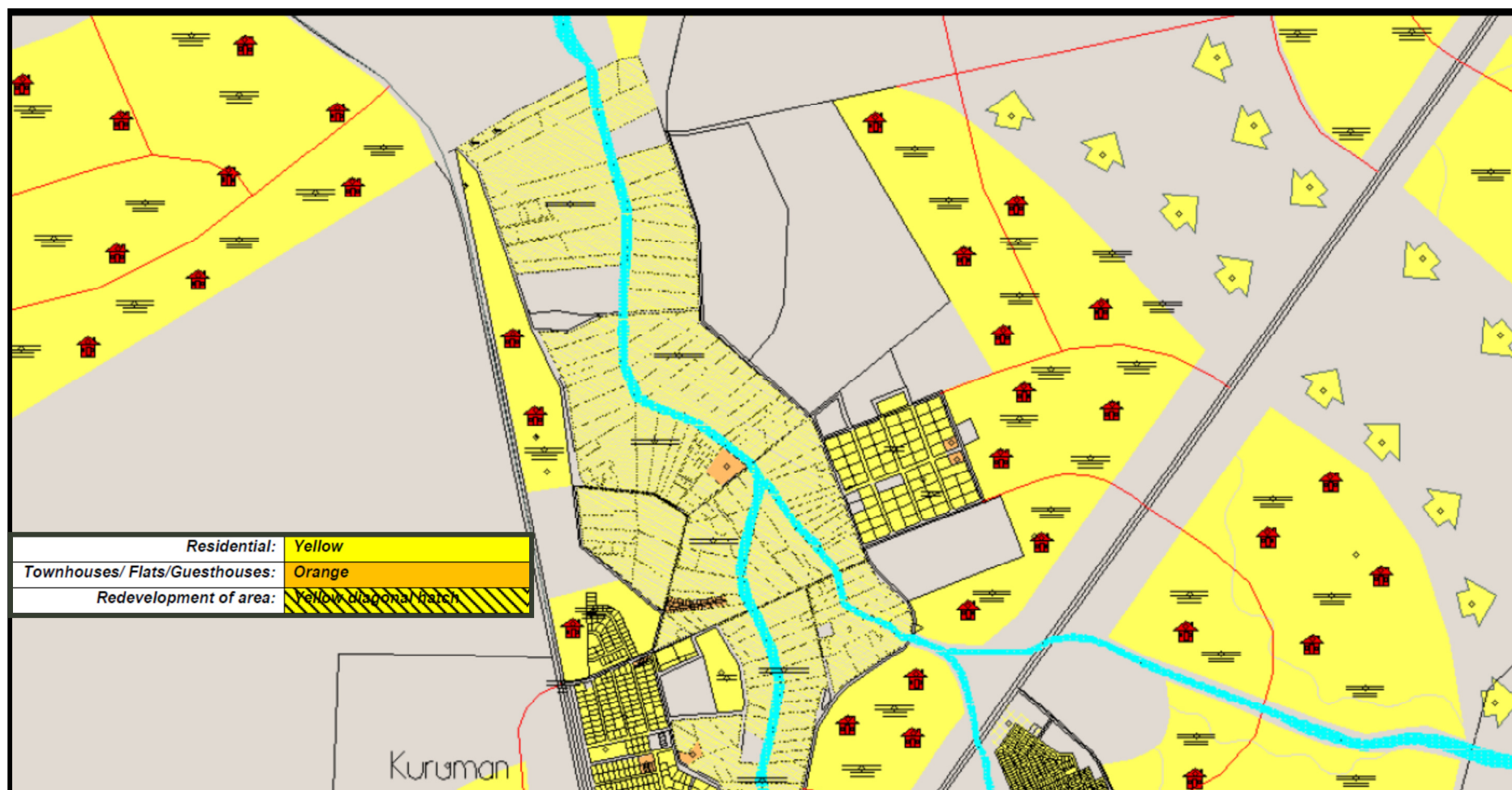


Figure 32: The proposed residential development of Mothibistad and Mapoteng⁵²

⁵¹ Ga-Segonyana, Spatial Development Framework, July 2008

⁵² Ga-Segonyana, Spatial Development Framework, July 2008

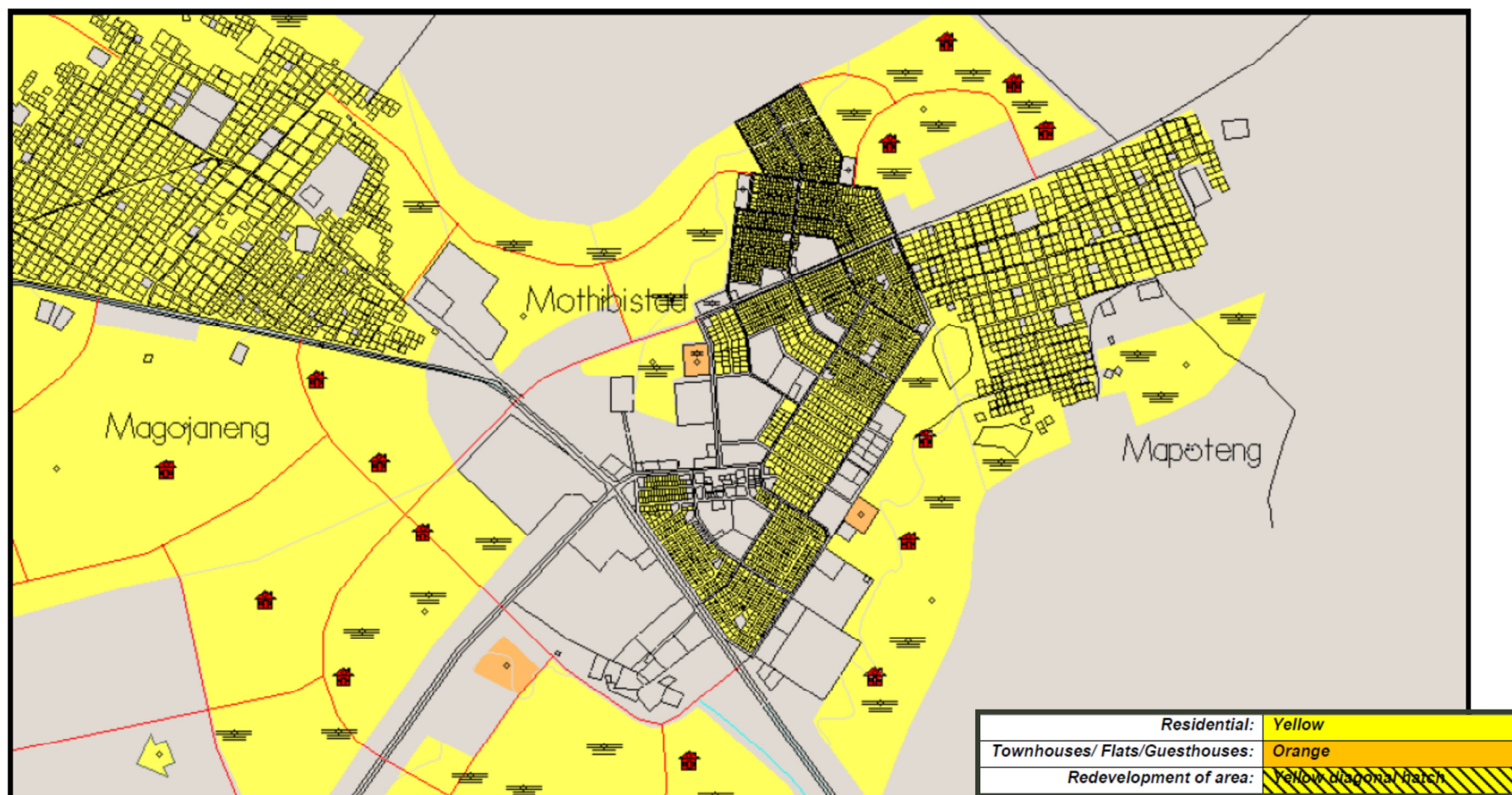


Figure 33: The proposed residential development of Bankhara Bodulong⁵³

⁵³ Ga-Segonyana, Spatial Development Framework, July 2008

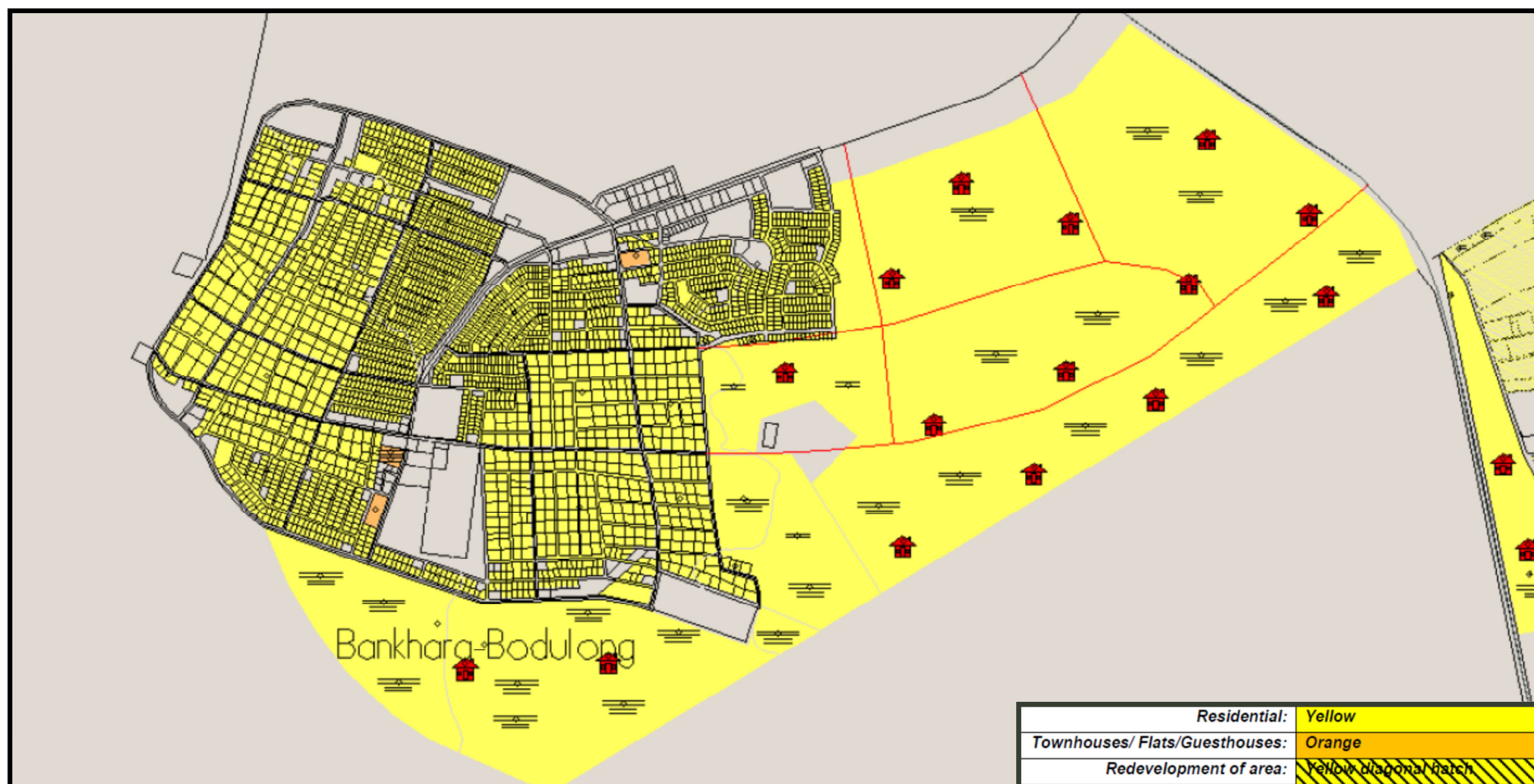
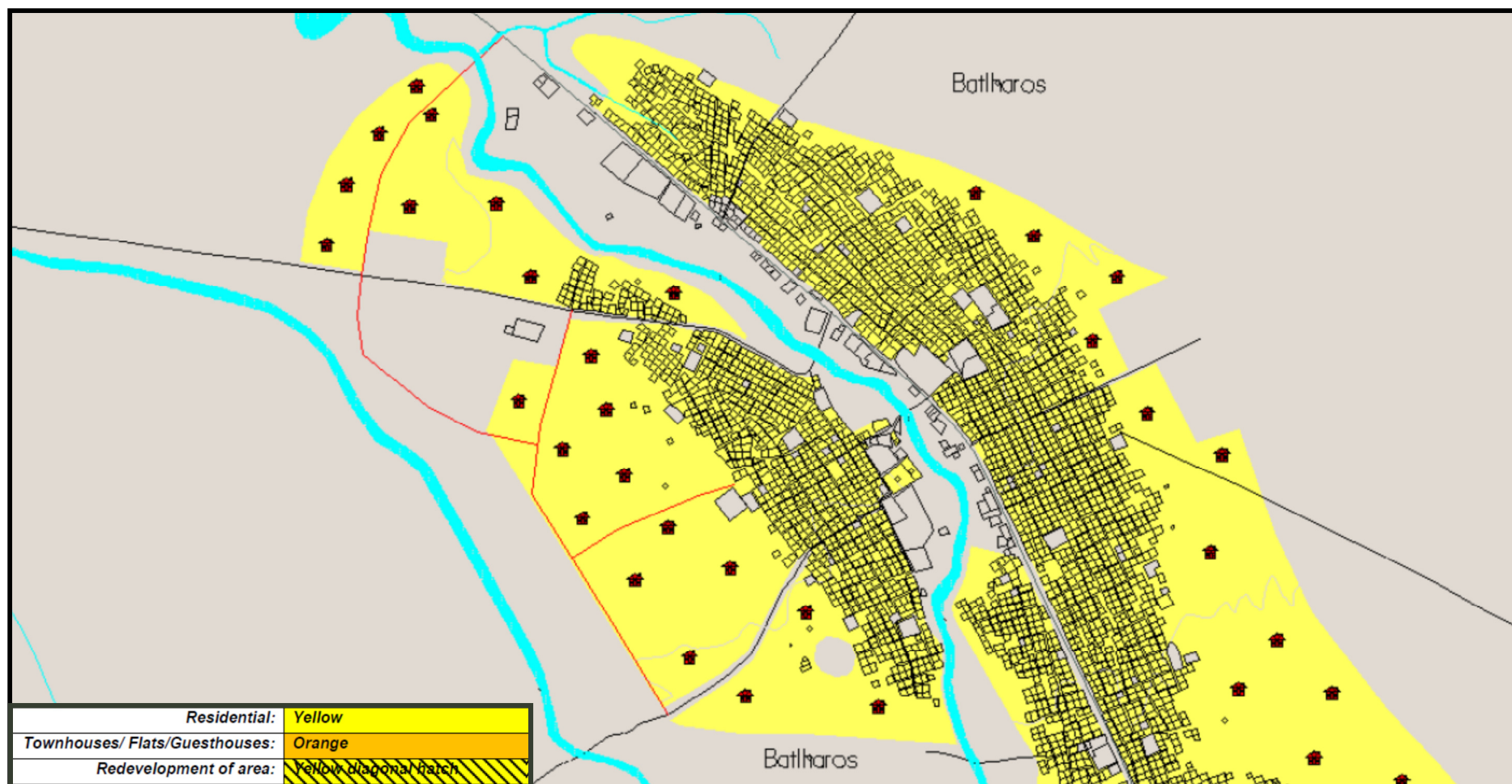


Figure 34: The proposed residential development of Batlharos⁵⁴

⁵⁴ Ga-Segonyana, Spatial Development Framework, July 2008



2.8.2.3 JOE MOROLONG MUNICIPALITY

The spatial structure and form of rural development in the Municipality is shaped by a rural settlement pattern, comprising of dispersed, low density and sparsely populated rural settlements, known as villages. There are approximately 185 villages in the Municipal Area. Most of the villages are located next to the Moshaweng and Matlhwareng Rivers.

Only Vanzylsrus, Hotazel and Black Rock, to an extent, exist as urban settlements in the Municipal Area. The rest of the settlements in the Municipality are classified as rural and not demarcated/surveyed. There are villages that were demarcated, but the registration of the individual erven were not done.

The John Taolo Gaetsewe District SDF (2012) identifies the following Spatial Development Objectives for the Joe Morolong Local Municipality:

- To rationalise the fragmented, scattered settlement pattern and build a new intensive agriculture and agro-processing economy in the area
- To develop a limited number of villages along a public transport corridor into Human Development Hubs
- To develop Local Nodes in places like Churchill, Bothithong, Heuningvlei, Blackrock, Hotazel, Mmamathane and Vanzylsrus.
- To manage, protect and further develop the existing extensive game and cattle-farming and tourism area to the west of the mining belt

The Joe Morolong SDF (2012) identifies Vanzylsrus, Black Rock and Hotazel, as the urban areas or local nodes and the villages Churchill, Heuningvlei, and Bothithong/Dithakong as rural nodes or service centres. Human Development Hubs proposed by the John Taolo Gaetsewe District Municipality SDF includes Churchill, Bothithong, Mmamathane and Heuningvlei. The Joe Morolong SDF has omitted Mmamathane and Heuningvlei as HDH's due to the following reasons:

- Mmamathane was omitted due to the fact that it does not have enough households to justify the critical mass sub-minimum for a Human Development Hub.
- Heuningvlei had been omitted due to the presence of unacceptable levels of asbestos contamination.

According to the Joe Morolong SDF (2012) the following applies to local nodes and human development hubs in terms of residential development:

Local Nodes (Vanzylsrus, Hotazel, and Blackrock)	<ul style="list-style-type: none"> ■ Higher density residential development should form an integral part of the environment. However, residential development in the CBD must comprise business development on ground floor. ■ Higher density residential development should be provided around the nodes.
Human Development Hubs (Churchill and Bothithong)	<ul style="list-style-type: none"> ■ Discourage further extension of settlements.

For housing planning purposes, the SDF clearly directs that housing projects in the nodes should be within the urban edge and higher densities should be provided. In the case of the HDH's of Churchill and Bothithong, only the backlog in housing should be planned for, and not future growth.

A discussion of Vanzylsrus, Hotazel, Black Rock, Churchill and Bothithon follows and should be read with the Land Use Maps and SDF Maps included.

2.8.2.3.1 Vanzylsrus

Vanzylsrus serves as a distribution point for surrounding farms in the region and consists of a few houses, small shops, a hotel, fuel filling station and a Post Office. The land use distribution of Vanzylsrus in Figure 35 **Error! Reference source not found.** Indicates the residential nature of the town. Some business uses are located just east of the River. It is in the eastern part of the town where the most vacant stands occur that could be suitable for housing purposes, if available. Higher densities can be allowed for in the densification zones illustrated on the SDF Map (Figure 36).

There was a running housing project of 326 housing units recorded by CoGHSTA, and only 308 houses were completed

2.8.2.3.2 Hotazel

Hotazel is a mining town and local node within the municipal area. The land use is largely residential in nature with recreational uses and small business erven, as illustrated in Figure 37.

The large vacant stands south of the core town area should be sufficient to accommodate future housing development and could be developed as high density residential developments. Any new housing should be provided for in these areas. This will allow for infill development. See the SDF Map for Hotazel as Figure 38.

2.8.2.3.3 Black Rock

Black Rock has the same characteristics as Hotazel. This is to be expected as both are mining towns and are exploited to very much the same conditions and pressures. Additional areas have been identified for residential expansion and an area marked for higher density housing. The distribution of land uses and the SDF for Black Rock is depicted in Figure 39.

2.8.2.3.4 Churchill

Churchill is located close to Kuruman, \pm 20 km out of town, and is important within the municipal context due to the location of the newly developed Municipal Building and Council Chambers. Because of this, traffic has increased to this village and it is expected that more Government Services will in future locate within the village in order to serve the communities of the area, making it an administrative node within the Joe Morolong Municipal Context.

It is observed that the tendency may occur that the population increase to this area due to the improved provision of government services, and the employment opportunities that are created by these existing and planned government facilities and services. Although the SDF discourages the extension of this settlement, it is foreseen that the need for housing may increase and be justified in future as a result of the investments made by government. The SDF is showed in Figure 41.

An integrated human settlement project was identified for the development of 3500 units at Churchill village. The project is still in the stage of land acquisition.

2.8.2.3.5 Bothithong

The village is characterised by its rural settlement pattern, comprising of dispersed, low-density and sparsely populated houses. Within the context of the Municipality, this village can be classified as Administration and Service Centres. The SDF of Bothithon is depicted in Figure 40.

There is a housing project of 400 units approved for Bothithon, of which 382 were completed by January 2014, according to CoGHSTA.

Figure 35: Vanzylsrus Land Use Map

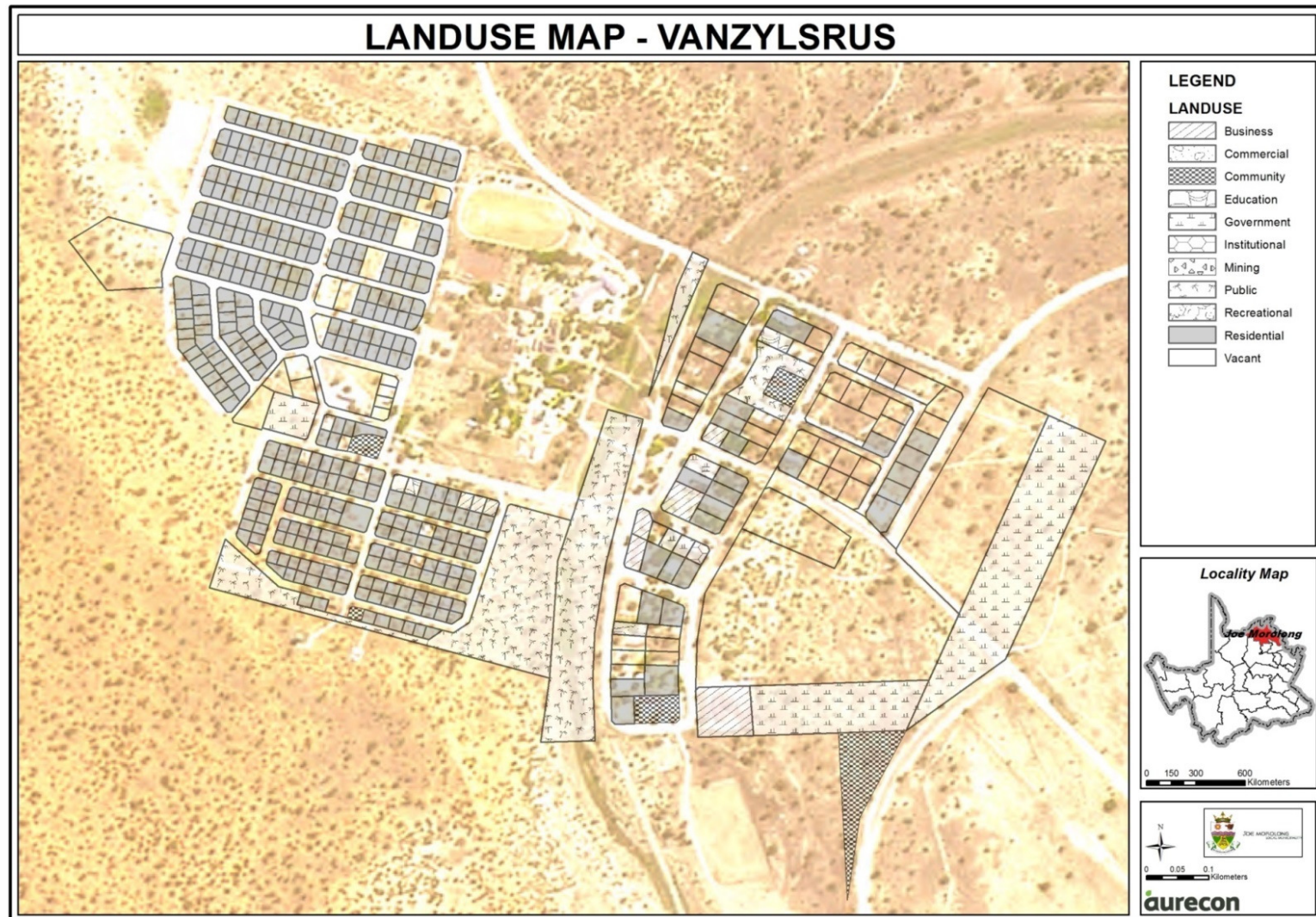


Figure 36: Vanzylsrus SDF

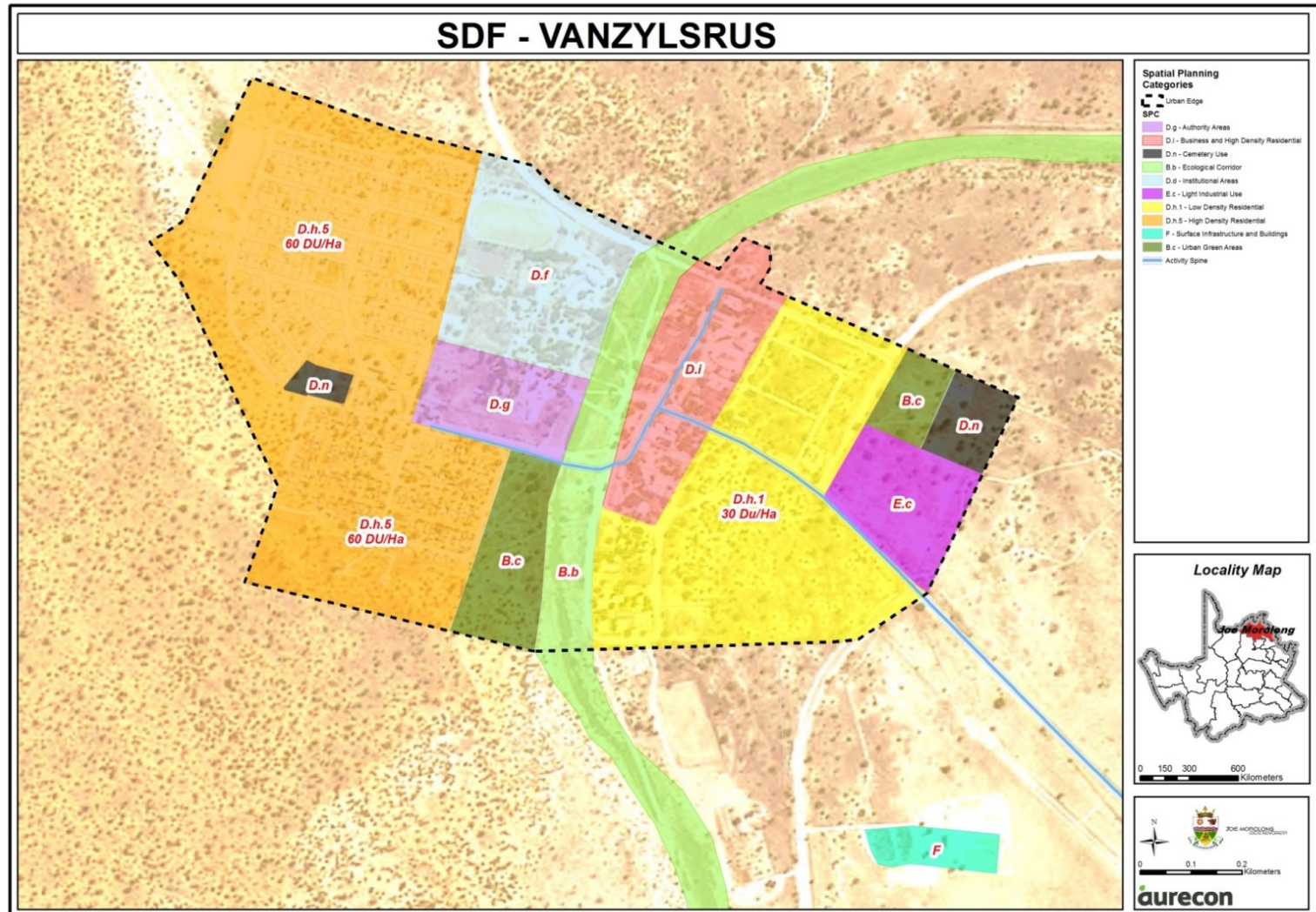


Figure 37: Hotazel Landuse Map

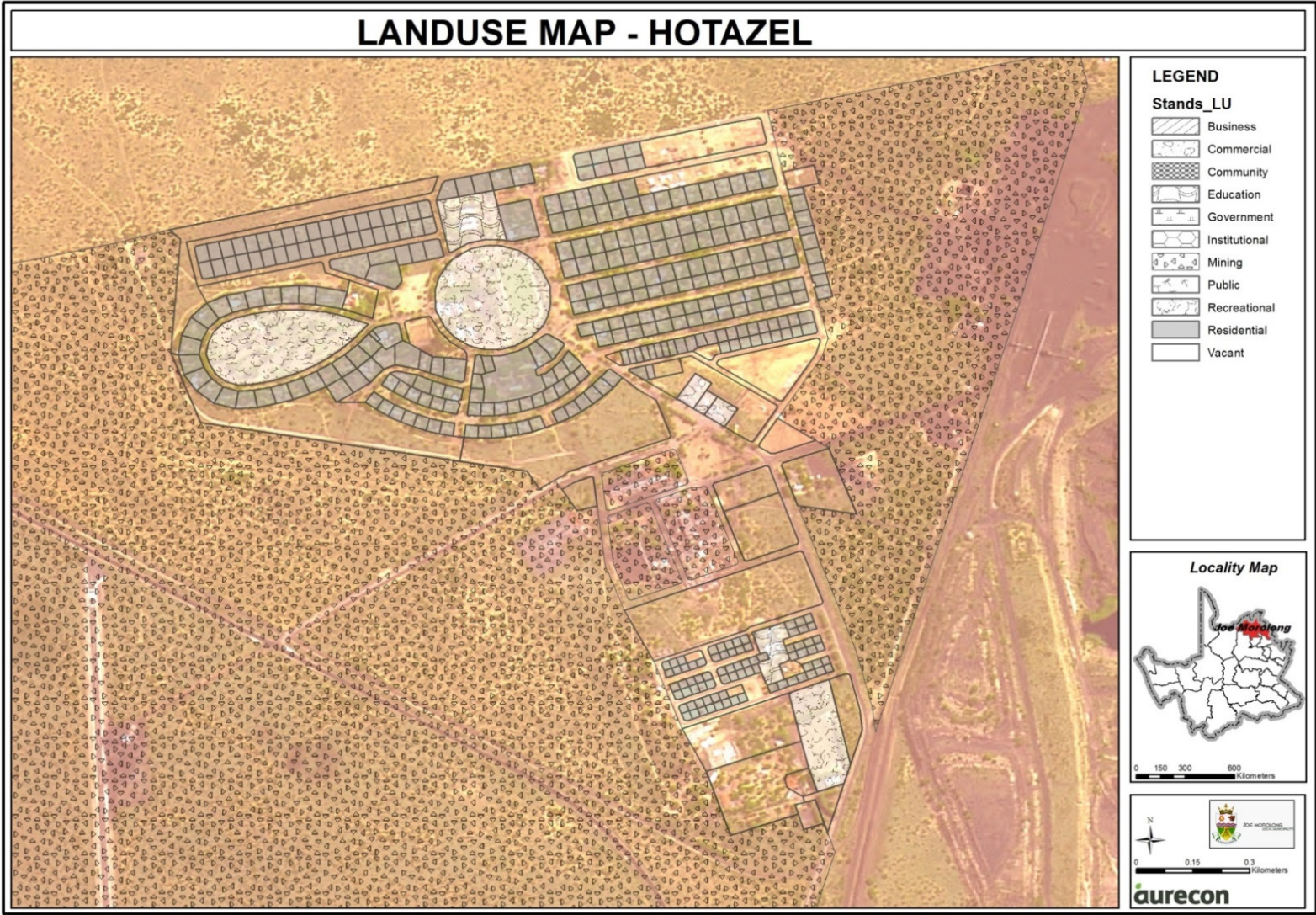


Figure 38: Hotazel SDF

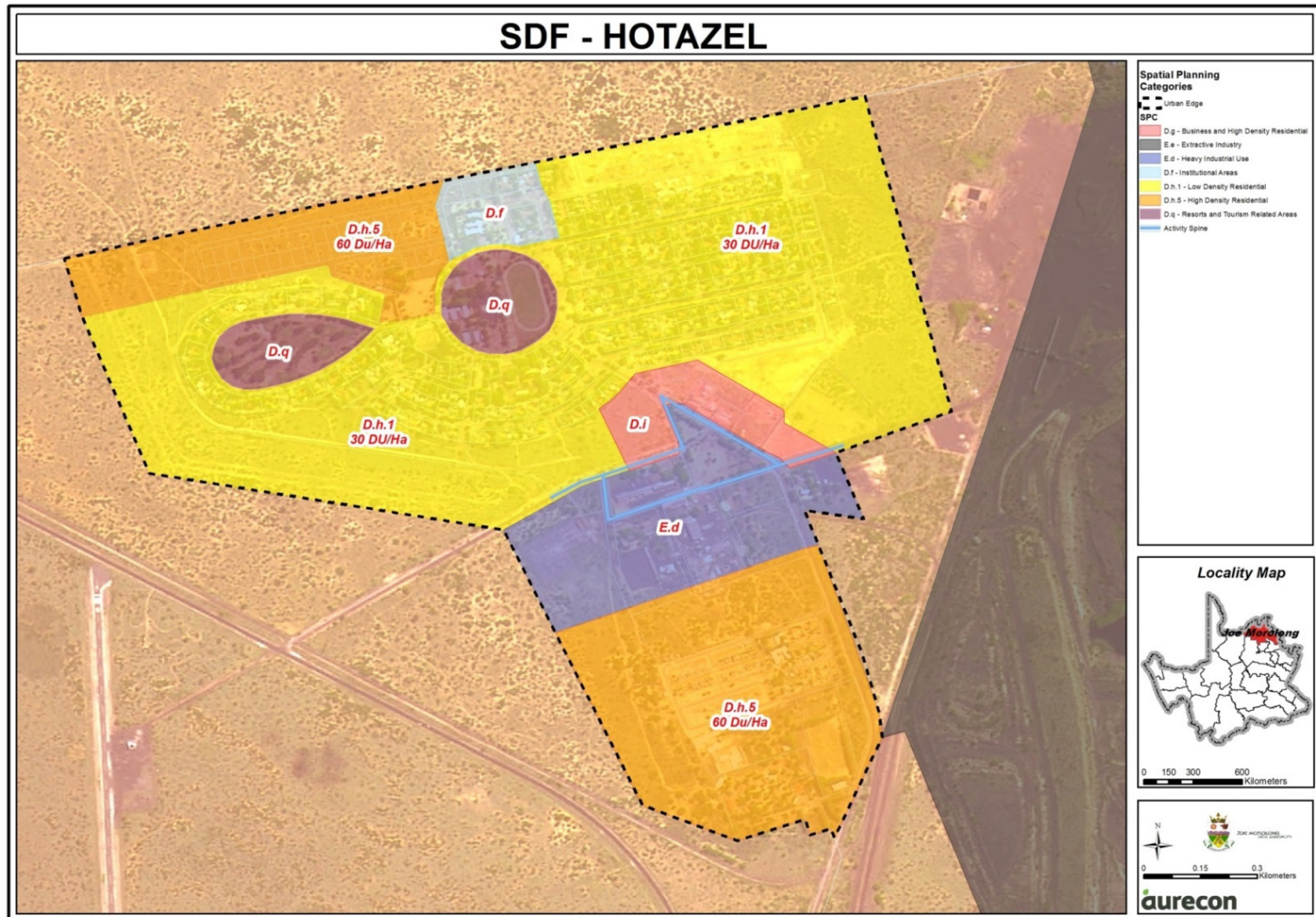


Figure 39: Black Rock SDF

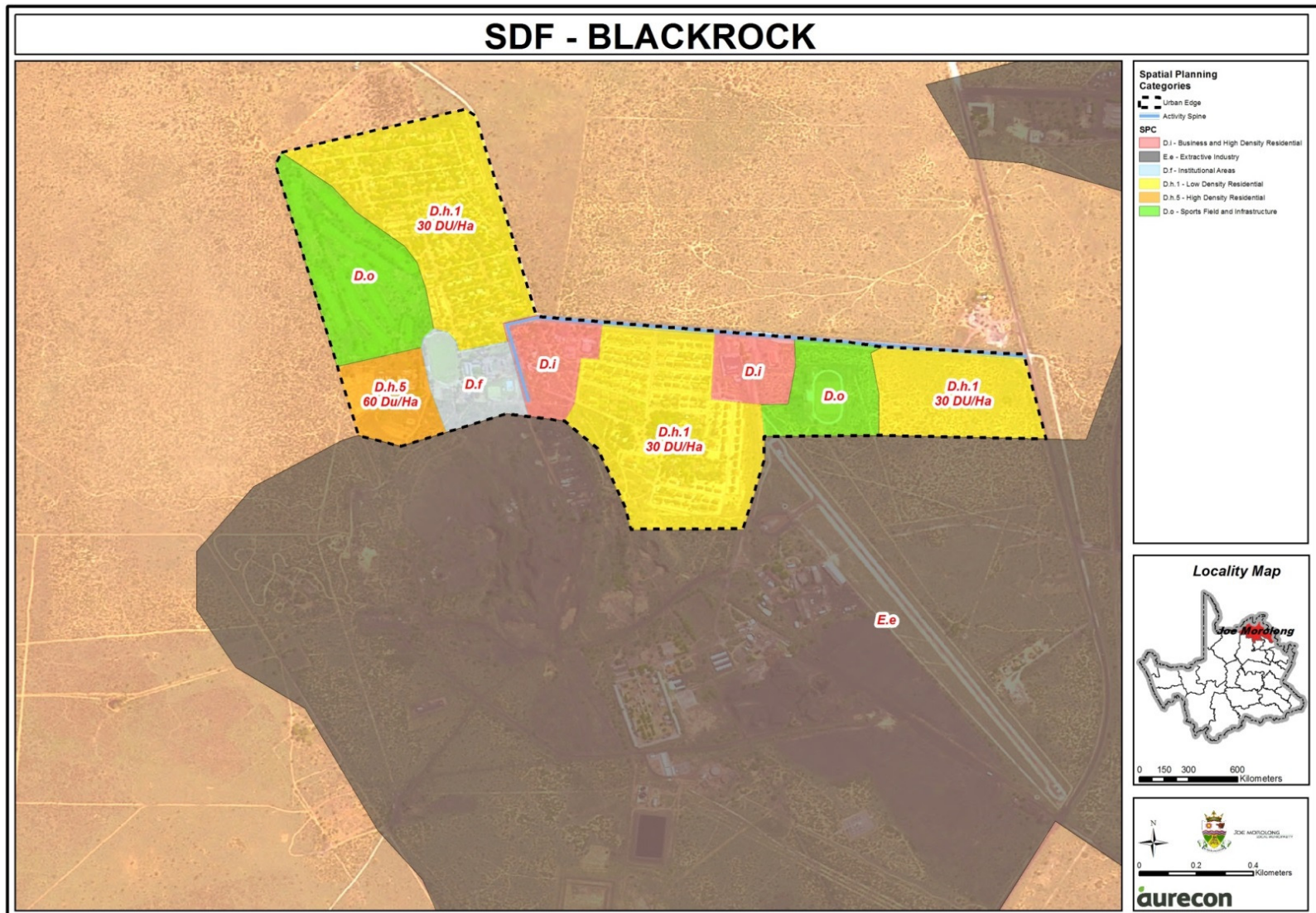


Figure 40: Bothithong SDF

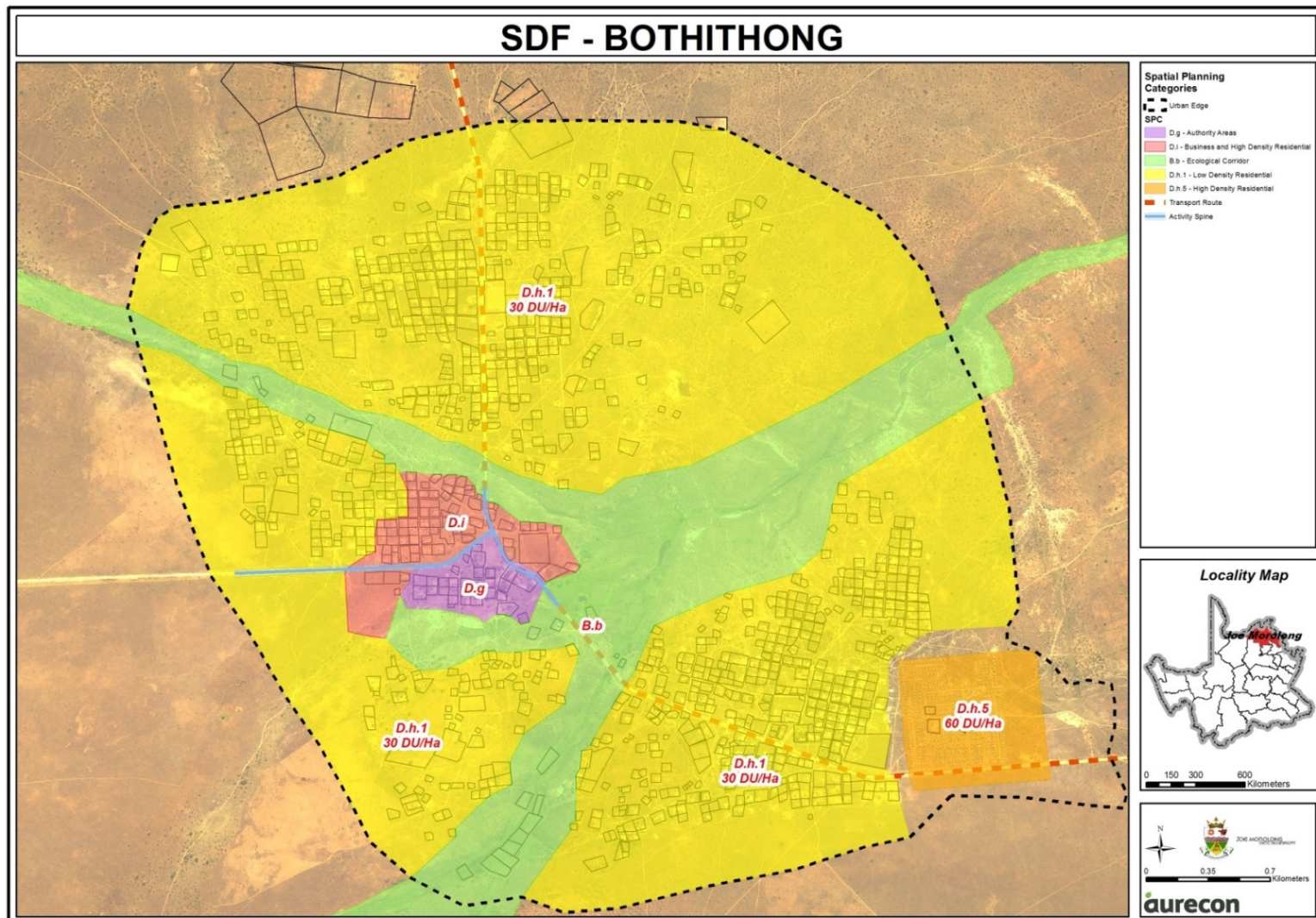
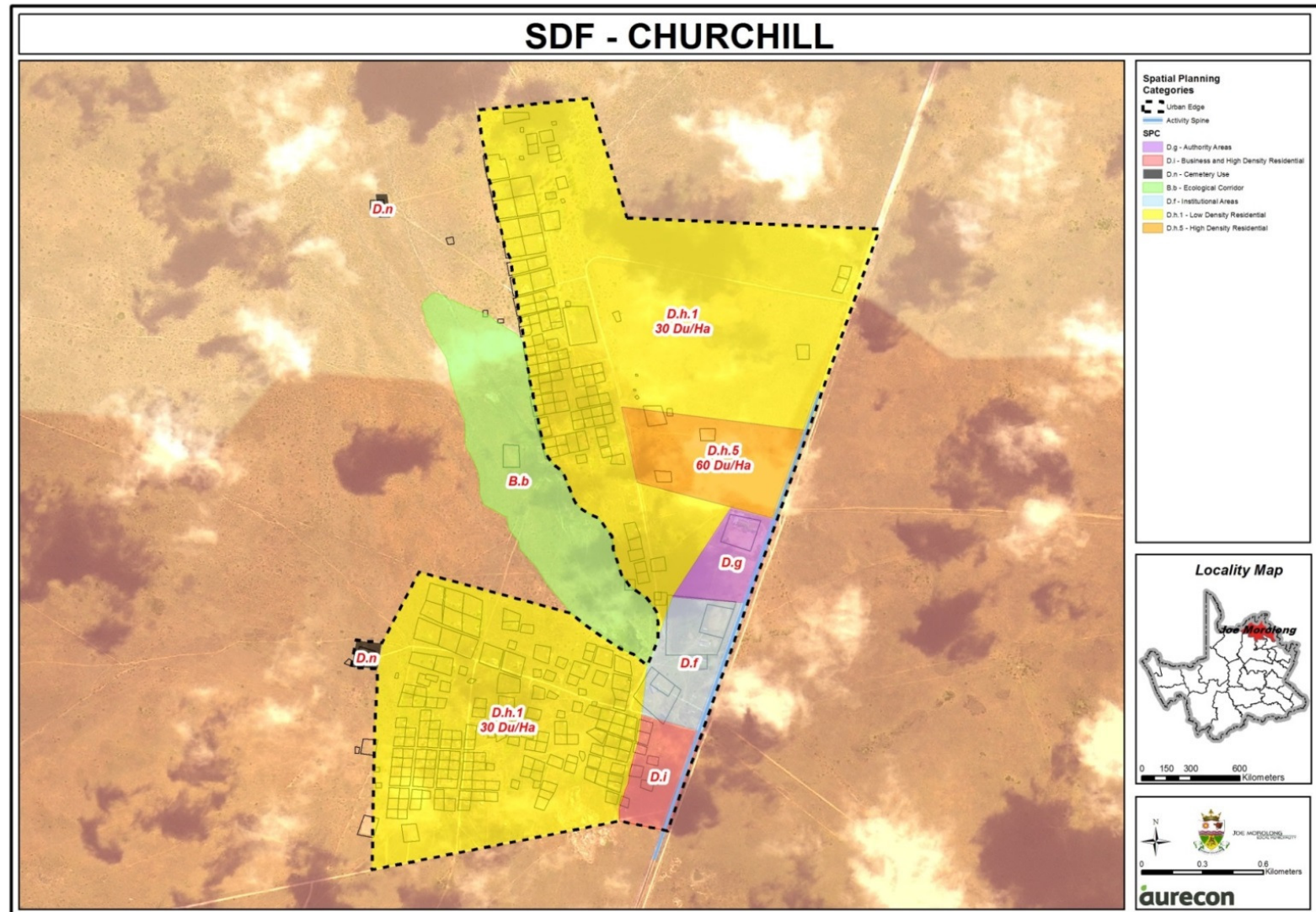


Figure 41: Churchill SDF



2.8.3 LAND RESTITUTION

The potential exists that the communities that benefit from the land restitution process, may be in need for housing at the restituted land. The Ga-Segonyana IDP 2013/2014 lists the following land restitution projects:

- Relocate Kono residents (500) – budget of R10 million
- Groot Vlaktefontein Ward 2 land restitution
- Smouswane land restitution
- Gatlhose land restitution
- Dikgweng land restitution

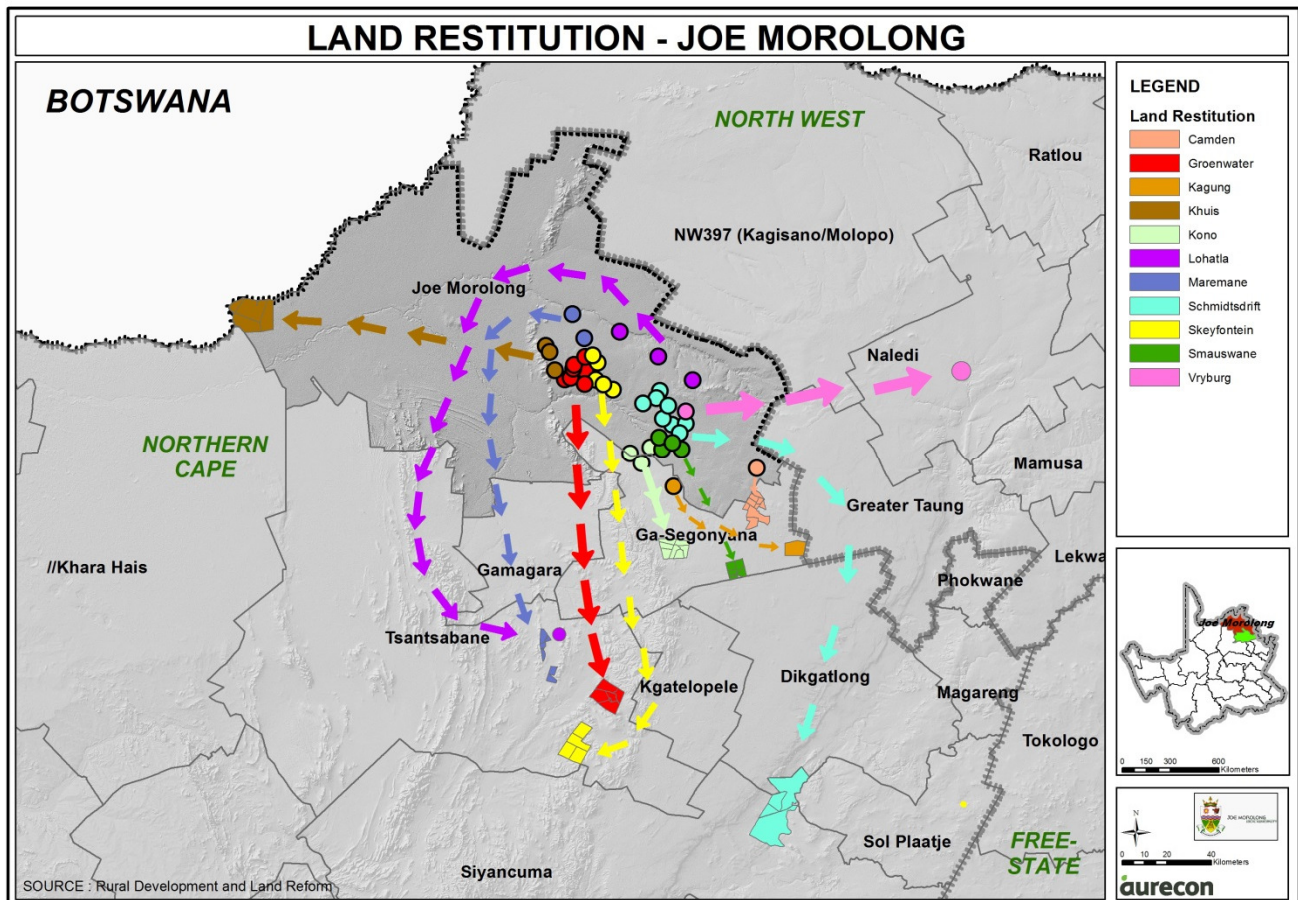
The Gamagara IDP 2013/2013 makes no reference of any land restitution projects. The Table 45 below indicates a list of Land Restitution cases within the borders of Joe Morolong Municipality which has been submitted to the Department of Land Reform and Rural Development for processing and have been resolved.

Table 45: Land Restitution

Claim	Areas affected (present villages)	Date claim resolved
Kono	Churchill, Esperanza, Klein Neira and Thamoyanche	1996
Skeyfontein	Wyk 7 – 10 and Samskolo	1996
Groenwater	Wyk 1 – 7 Metsimantsi	1996
Schmidtsdrift	Ga-Sehunelo Wyk 1 – 9 and Orabile or now Wyk 10	1999
Kagung	Kagung village	2002
Khuis	March, Bosra and Penryn	2003
Smauswane	Ellendale, Cardington, Kokfontein, Garadiatsoma	2004
Camden	Camden	2008
Maremane	Laxey and Padstow	2008
Gatlhose	Slough, Deurham and Bendell	2010

Table 45 is graphically represented in the figure below.

Figure 42: Land Restitution



2.8.4 LAND ACQUISITION

The Gamagara Local Municipality IDP (2013/2014) does not mention any land acquisition in the area. The Municipal SDF (2010) does however state that there is a need for land provision in order to address the housing need within the Municipality.

The Ga-Segonyana Municipality and through the NUSP, the need to acquire land in the Kuruman node, was identified and HDA will be approached to facilitate the land assembly of well-located land.

The Joe Morolong Local Municipality IDP (2013/2014) does not mention any land acquisition in the area. However, during the consultation process, the challenge with land ownership and need for land that could be released for human settlement development, was emphasized.

2.9 INFRASTRUCTURE ENVIRONMENT

Housing development is dependent on whether sufficient infrastructure such as water, sanitation, roads and storm water, and electricity services are available. A brief overview of the status of the infrastructure is discussed. Water and sanitation level of supply definitions are discussed in Table 46 and Table 47 respectively.

Table 46: Water level of supply definitions

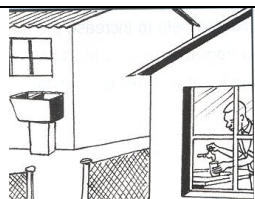
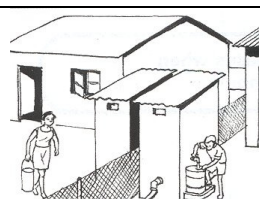

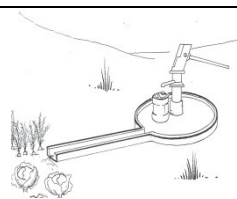

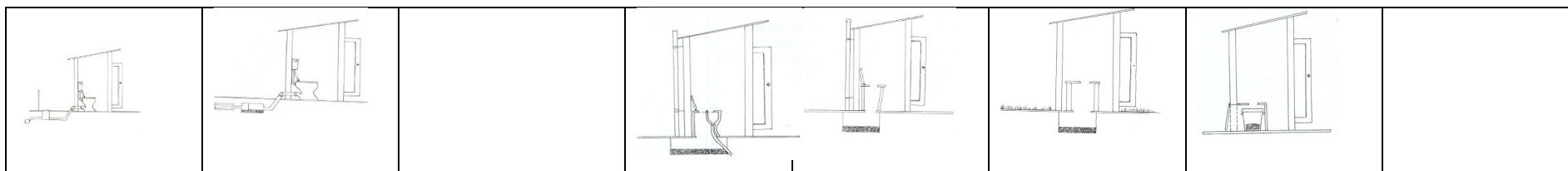
House connection	Erf connection	Communal standpipe	Communal hand pump	Self-collected river/stream/canal	at None
Water is piped into a house (which can be pre-paid/metered or not metered).	Each erf or yard has its own tap (which can be pre-paid/metered or not metered).	A tap shared by households.	A hand pump shared by households.	Water is collected at a river/stream/dam/ canal in buckets/containers & transported by HH members themselves.	No water is supplied to the site or provided communally.
					

Table 47: Sanitation level of supply definitions

Full-flush waterborne sanitation	Septic tank	Conservancy tank	Urine-diversion toilet	Ventilated improved pit (VIP)	Unimproved latrine	pit Bucket	None
Urine and faeces are flushed into a sewer, which ends at a treatment works.	Water is used to flush urine and faeces to an onsite septic tank and then on to a soak-away.	Water is used to flush urine and faeces to a lined tank. The local authority empties the tank with a suction tanker and transports the effluent by road to the treatment works.	Urine and faeces are separated in the bowl. Faeces and urine can be used for compost.	Faeces and urine are held in the pit. A vent pipe is attached to the toilet with fly screen and is not blocked. The vent pipe reduces smells and flies.	Faeces and urine are held in the pit.	Faeces and urine are kept in a bucket until the local authority collects it to be treated off site.	No toilet is available on erf/site.



2.9.1 WATER INFRASTRUCTURE

2.9.1.1 GAMAGARA MUNICIPALITY

Gamagara Local Municipality is a Water Service Authority which is responsible for the development and maintenance of water sources like boreholes; construction, operation and maintenance of bulk pipeline; construction, operation and maintenance of reticulation network; construction, operation and maintenance of water treatment works to ensure rendering of portable water to the community. There are three systems of supply within the municipality which are; boreholes, dewatering from the mine and the bulk water supply from Sedibeng water board. Sedibeng water serves as the water service provider (supply only bulk water to the municipality). Sedibeng water source water from Vaal Gamagara Water Scheme. Sishen iron ore (Kumba Mine) supply the dewatering water to the municipality only in Kathu.

In Gamagara Local Municipality the scarcity of portable underground water is depleting due to a rapid increase in population. The challenge is the continuously stealing and vandalism of the water infrastructure, illegal connection which result in water losses.

DWA Northern Cape keeps record of the water and sanitation backlogs per municipal area. The table below indicates a backlog of 1 300 formal households and 2,912 informal households.

Table 48: Levels of Service Water (Formal)⁵⁵

Municipality	Settlement	Household	Erf Connection	Communal Standpipe	Backlogs Formal
Gamagara	Dibeng	2 830	2 830	0	0
Gamagara	Mapoteng	2 962	2 962	0	0
Gamagara	Kathu	8 661	8 661	0	0
Gamagara	Olifantshoek	3 953	2 653	0	1 300
Gamagara Total		18 406	17 106	0	1 300

i. Kathu

There are three systems of supply, namely; boreholes, Mine Dewatering and Bulk Supply from Sedibeng Water Board. The three water sources mentioned above, Water gets transported to municipal reservoirs then distributed through the water network to the households. There has been numerous intermittent water supply challenges due to the lack of bulk water supply by Sedibeng and Dewatering from mine.

Raw water is provided from the mine to the 4.5Mℓ water treatment works (WTW) and to the 400Mℓ raw water dam. The treated water from the WTW is pumped to the 6.8Mℓ low level reservoir in town from

⁵⁵ DWA Geo-Database, February 2014 figures

where it is pumped into the elevated tower and then distributed through the clean water network. Water from the 400Mℓ raw water dam is also pumped into the elevated tower in town from where is distributed through the raw water network for garden purposes. The elevated tower is divided into two sections which separate the treated water from the raw water. Water from the 400Mℓ raw water dam can also be pumped directly to the golf course reservoir. The boreholes in town pump directly into the 6.8Mℓ reservoir⁵⁶.

Treated water from the WTW is also pumped to the elevated tower and 2Mℓ reservoir in the Sesheng suburb. The water for garden purposes in Sesheng is provided from the boreholes at Khai Appel which pump directly into the raw water section of the elevated tower. The elevated tower is also divided into two sections which separate the treated water from the raw water.

A new 14Mℓ reservoir and 2.5Mℓ elevated tower has been constructed for the new eastern developments of Kathu. Water for this reservoir and tower is provided via a 355mm pipeline that is connected on the Vaal Gamagara pipeline. Insufficient pressures and yields from the Vaal Gamagara pipeline will cause water shortages for the eastern developments.

A new reservoir and elevated tower will also be constructed for the new western developments of Kathu. The sizes are still to be determined when the number of residential units are finalised. This reservoir and tower will be provided with water from new western boreholes on the Khai Appel aquifer⁵⁷.

The WTW needs urgent upgrading and extensions. This is mainly due to new mining development and the fact that the households has more than doubled in the last 6 years.

ii. Dibeng

Dibeng consist of two suburbs, namely Deben and Haakbosdraai. Boreholes are the only water source for Dibeng. Dibeng is located along the Gamagara River drainage and is underlain by saturated Kalahari sediments capable of supporting borehole yields of 2 l/s for 24 hours per day. A total number of eight production boreholes provide in the daily demand of the residents of Dibeng.

Water for Deben is provided by four boreholes which feed directly into a 600 kℓ low level tank and then into an 80 kℓ elevated tank from where it is distributed into the water reticulation network.

Haakbosdraai is also supplied by four boreholes. Three boreholes feed directly into a combination of four steel elevated tanks with a combined capacity of 690 kℓ. A fourth borehole feeds directly into the new 490 kℓ elevated tank of the new 400 properties in Haakbosdraai. From these tanks, water is distributed through the water reticulation network. Dibeng have purification systems for softning the hardness and disinfecting borehole water

⁵⁶ Reconciliation Strategy for Kathu Town, DWA draft version 1.2, 2009

⁵⁷ Reconciliation Strategy for Kathu Town, DWA, draft version 1.2, 2009

The total storage capacity for Dibeng is 1 790 kℓ. Evidently the 48 hour storage capacity requirement is not met and it is recommended that an additional steel tank of ± 940 kℓ is erected to ensure compliance with regards to storage capacity as prescribed by DWA⁵⁸.

There is a current project under construction to install dedicated pumping mains to the various supply reservoirs from the sources. Storing capacity is however a major challenge and should be extended and upgraded.

iii. Olifantshoek

Treated water from the Vaal Gamagara Scheme is pumped into the 3.5 Mℓ main reservoir of Olifantshoek from where the water is distributed to the respective suburbs of the town. Olifantshoek has two other reservoirs, the one situated close to the main reservoir and the other situated east of Ditlounge.⁵⁹

The total volume of the three reservoirs is 5 Mℓ which complies with the 48 hour storage requirement of DWA. There is no WTW in Olifantshoek.

iv. Babatas

The water is abstracted through the boreholes and transported by a temporary water pipeline to the temporary storage tanks where individual households access (above 200m). Permanent water infrastructure shall be installed once the area is proclaimed

v. Sesheng / Mapoteng

The provision of underground water is abstracted through boreholes which is transported to water reservoirs then distributed through the water network to the households. Sesheng/Mapoteng is supplied through a Softner Plant. Mapoteng have purification systems for softening the hardness and disinfecting borehole water.

Mapoteng is having almost 500 temporary structures that do not have any services, nevertheless, the municipality has a project that is currently implementing to clear the backlog of temporary structures. The projects main objective is to provide the services for 500 temporary services and the housing need within Gamagara

vi. Water Quality

The Municipality is still having a challenge in complying with the Blue Drop compliance requirement. The Municipality however is planning to establish measuring systems in place for all the compliance of water quality.

⁵⁸ Reconciliation study for the Dibeng Area, 2009, compiled by DWA, draft version 1,2

⁵⁹ Reconciliation strategy for Olifantshoek, draft version 1,2, 2009, DWA

2.9.1.1.1 Completed Water Projects

Project Description	Year	Status
Water reticulation- phase2 -Dibeng	2011-2012	Complete
Fencing of 400 Mega litre Dam- Kathu	2011-2012	Complete
Water Reticulation for 337 stands -phase1 - Dibeng	2012-2013	Complete
Water reticulation of 350 stands	2013-2014	Complete
Bulk water supply link line - Kathu	2013-2014	Complete
Construction of Water Link Line to Kathu West Reservoir - Kathu	2015-2016	Complete
Conversion of water meters to prepaid/ smart meters - Kathu	2015-2016	Complete
Development of Khai-Appel Boreholes- phase1 -Kathu	2015-2016	Complete
Lategan Dam- kathu link pipe line- Kathu	2015-2016	Complete
Construction of new 18ML Reservoir/3ML Elev. Tower - Kathu	2015-2016	Complete

2.9.1.1.2 Current Water Projects

Project Description	Year	Status
Provision of water - 1265 reticulation	2017- to date	In progress
Town Planning - 5700	2017 to date	In progress
Vaal Gamagara Water Project	2015 to date	In progress

2.9.1.1.3 Planned Water Projects

Project Description	Year	Status
Water Designs - 5700 erven	2019	Planned
Installation of Water services – 5700 erven	-	Subject to funding
Bulk - 5700	-	Subject to funding

2.9.1.2 GA-SEGONYANA MUNICIPALITY

DWA Northern Cape keeps record of the water and sanitation backlogs per municipal area. The table below indicates a backlog of 7,450 on formal households and 2,970 on informal households.

Table 49: Levels of Water Service (Formal)

Municipality	Settlement	GDB House Connection	GDB Erf Connection	GDB Communal Standpipe	GDB Backlogs Formal
Ga-Segonyana	Bankhara-Bodulong	0	1,353	36	861
Ga-Segonyana	Batlharos	0	0	2,811	0
Ga-Segonyana	Ditshoswaneng	0	0	0	175
Ga-Segonyana	Galotolo	0	0	115	0
Ga-Segonyana	Gamopedi	0	0	142	230
Ga-Segonyana	Gamotsamai	0	0	174	0
Ga-Segonyana	Gantatelang/Dikgweng	0	0	425	0
Ga-Segonyana	Ga-Ruele	0	0	0	110
Ga-Segonyana	Gasebolao	0	0	0	139
Ga-Segonyana	Gasehubane	0	0	104	0
Ga-Segonyana	Geelboom	0	0	0	52
Ga-Segonyana	Kono	640	0	0	0
Ga-Segonyana	Kuruman	3,186	0	0	0
Ga-Segonyana	Magojaneng	0	350	1,128	0
Ga-Segonyana	Mapoteng	0	0	289	302
Ga-Segonyana	Maruping	0	0	937	1,160
Ga-Segonyana	Mokalamosesane	0	0	63	0
Ga-Segonyana	Mothibistad	0	1,130	39	2,146
Ga-Segonyana	Mothibistad/Harvard	0	0	654	0
Ga-Segonyana	Mothibistad/Kagung	0	0	702	430
Ga-Segonyana	Ncweng	0	0	238	85
Ga-Segonyana	Pietbos	0	0	72	0
Ga-Segonyana	Sedibeng	0	0	437	0
Ga-Segonyana	Seoding	0	0	1,625	0
Ga-Segonyana	Sevenmiles	0	0	4	550
Ga-Segonyana	Thamoyanche	0	0	64	110
Ga-Segonyana	Vergenoeg	0	0	0	1,100
Ga-Segonyana Total		3,826	2,833	10,059	7,450

Table 50: Levels of Water Service - Informal Stands⁶⁰

Municipality	Settlement	House connection	Erf Connection	Communal Standpipe	Communal Standpipe > 200m	None (Self collected at river/stream/dam)	Unknown
Ga-Segonyana	Bankhara-Bodulong	0	0	0	0	720	0
Ga-Segonyana	Batlharos	0	0	0	0	800	0
Ga-Segonyana	Ditshoswaneng	0	0	0	0	0	0
Ga-Segonyana	Galotolo	0	0	0	0	0	0
Ga-Segonyana	Gamopedi	0	0	0	0	0	0
Ga-Segonyana	Gamotsamai	0	0	0	0	0	0
Ga-Segonyana	Gantatelang/Dikgweng	0	0	200	0	0	0
Ga-Segonyana	Ga-Ruele	0	0	0	0	0	0
Ga-Segonyana	Gasebolao	0	0	0	0	0	0
Ga-Segonyana	Gasehubane	0	0	0	0	0	0
Ga-Segonyana	Geelboom	0	0	0	0	0	0
Ga-Segonyana	Kono	0	0	0	0	0	0
Ga-Segonyana	Kuruman	0	0	0	0	0	0
Ga-Segonyana	Magojaneng	0	0	0	0	50	0
Ga-Segonyana	Mapoteng	0	0	0	0	0	0
Ga-Segonyana	Maruping	0	0	0	0	0	0
Ga-Segonyana	Mokalamosesane	0	0	0	0	0	0
Ga-Segonyana	Mothibistad	0	0	0	0	0	0
Ga-Segonyana	Mothibistad/Harvard	0	0	0	0	0	0
Ga-Segonyana	Mothibistad/Kagung	0	0	0	0	0	0
Ga-Segonyana	Ncweng	0	0	0	0	0	0
Ga-Segonyana	Pietbos	0	0	0	0	50	0
Ga-Segonyana	Sedibeng	0	0	0	0	250	0
Ga-Segonyana	Seoding	0	0	0	0	1,100	0
Ga-Segonyana	Sevenmiles	0	0	0	0	0	0
Ga-Segonyana	Thamoyanche	0	0	0	0	0	0
Ga-Segonyana	Vergenoeg	0	0	0	0	0	0

⁶⁰ DWA Geo-database (February 2014 figures)

Municipality	Settlement	House connection	Erf Connection	Communal Standpipe	Communal Standpipe> 200m	None (Self collected at river/ stream/ dam)	Unknown
Ga-Segonyana		0	0	200	0	2,970	0
Total							

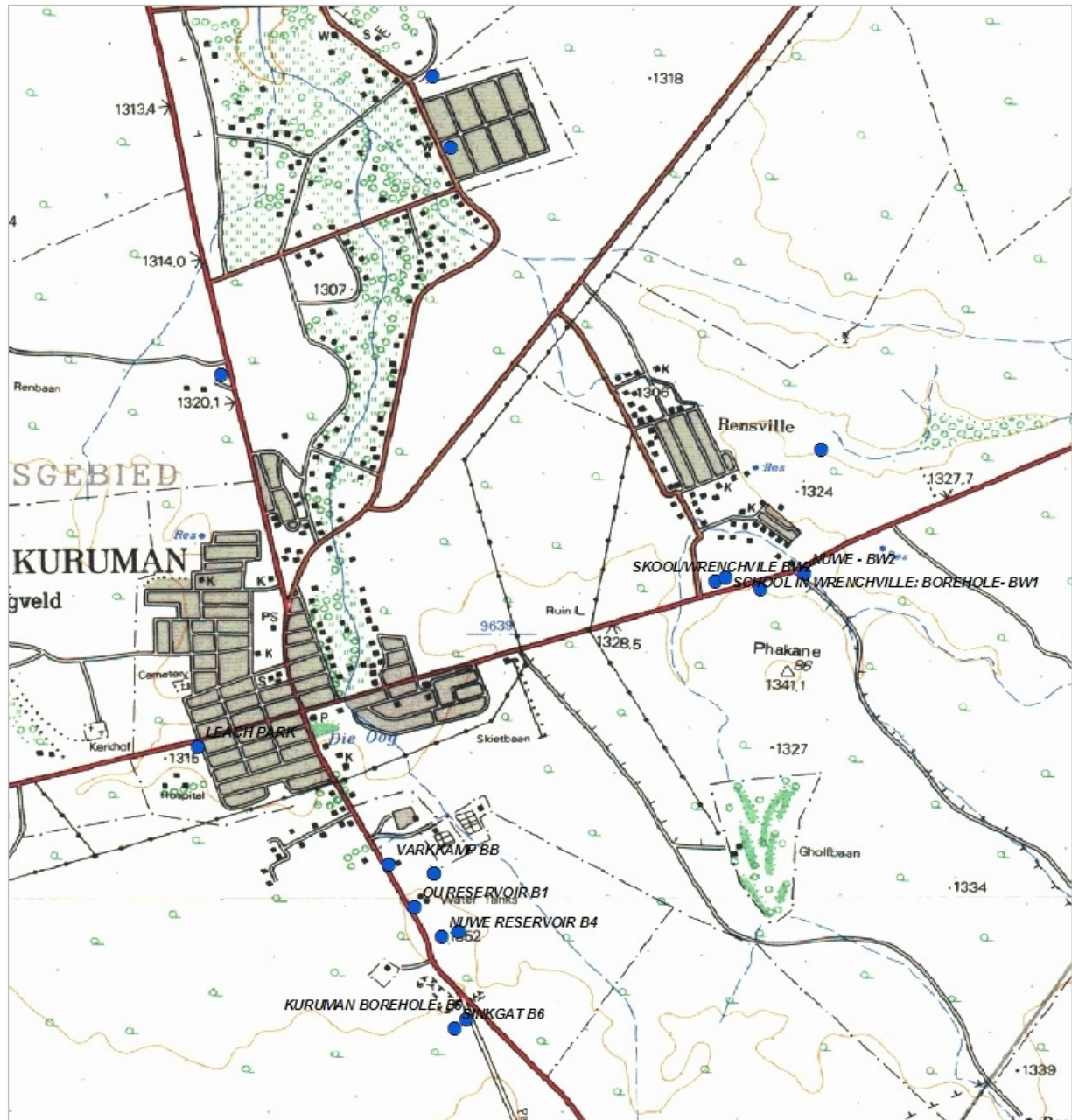
The water supplied to Kuruman is abstracted from 3 boreholes, which are equipped with submersible pumps operating through a telemetry system. Wrenchville obtains its water supply from 2 boreholes equipped with submersible pumps. The layout of the boreholes is shown in the figure following and the information was obtained from the DWA Regional Information Centre (Northern Cape GIS database).

The construction of the new Kuruman 2 x 12Ml reservoirs for Kuruman and surrounding areas started in January 2013. The contractor, DWA construction, indicated in their construction programme that the reservoirs should be completed by February 2015. Tenders for the bi-directional pipeline will be advertised shortly but the project has challenges procuring funds to complete the project successfully.

In the more rural areas water is pumped from a borehole to a higher-level reservoir constructed on a stand about 10 m above ground level. From the reservoirs, a reticulation system transfers the water to standpipes.

In Kuruman “The Eye” water spring is also utilized for “grey water” for gardening and other non-consumable needs. Sedibeng Water Board is the Service Provider appointed by the Municipality to render water services in most of the “rural” villages outside Kuruman. This is normally street and communal taps within 200 meters from the households. Pre-paid communal stand taps are installed. Water quality and constant new source development is a major challenge for the Municipality

Figure 43: Location of Boreholes around Kuruman and Wrenchville



The projects delivery in the Municipality will be addressed through the assistance of various Grants. As such the plans will depicted alongside the grants that will be used to implement them. The following were sourced from the municipality's IDP 2019/20

Projects reflected on the Infrastructure Plan for JTG for Ga-Segonyana Local Municipalities

2.9.1.2.1 COMPLETED WATER PROJECTS

Project Description	Year	Status
Magojaneng water network	2008 - 2009	Complete
Seoding water network	2008 - 2009	Complete
Pietbos water network	2008 - 2009	Complete
Batlharos water network	2008 - 2009	Complete
Mothibistad bulk water supply augmentation phase 1	2009 - 2010	Complete
Mothibistad bulk water supply phase augmentation 2A	2009 - 2010	Complete
Mapoteng bulk water supply network	2009 - 2010	Complete
Gantatelang water network supply	2010 - 2011	Complete
Mothibistad bulk water supply augmentation; Phase 2	2011 - 2012	Complete
Ditshoshwaneng Water Supply Network	2011 - 2012	Complete
Seven Miles Bulk Water Supply Augmentation	2011 - 2012	Complete
Kagung bulk water supply augmentation	2011 - 2012	Complete
Bankhara Bodulong Water Supply Network	2012 - 2013	Complete
Vergenoeg Water Reticulation	2012 - 2013	Complete
Maruping External and Internal Water distribution Phase 1;	2012 - 2013	Complete
Magojaneng Water Extension phase 2	2012 - 2013	Complete
Seoding Water Extensions phase 2	2012 - 2013	Complete
Ncweng, Ga-Mopedi and Sedibeng Bulk Water	2012 - 2013	Complete
Refurbishment of bulk water supply: Mokalamosesane; Magojaneng; Seoding and Gantatelang	2013 - 2014	Complete
Upgrading of Bulk Water extension in Galotolo, Sloja, Gasehubane and Lokaleng	2013 - 2014	Complete
Kagung Bulk Water Supply Phase 2	2013 - 2014	Complete
Mothibistad Bulk Water Supply Augmentation phase 3	2013 - 2014	Complete
Maruping/Batlharos: External and Water distribution: Phase Two part one	2014 - 2015	Complete
Feasibility study: 3D ground water model: Magojaneng and Seoding	2014 - 2015	Complete

Project Description	Year	Status
Gantatelang water supply (Reservoir)	2015 – 2016	Complete
Maruping/Batlharos: External and Water distribution: Phase Two part two	2015 - 2016	Complete
Extension of Seoding bulk water supply phase 3	2015 - 2016	Complete
Extension of Magojaneng bulk water supply phase 3	2015 - 2016	Complete
Extensions of Seven Miles bulk water supply	2015 - 2016	Complete
Refurbishment programme:	2015 - 2016	Complete

2.9.1.2.2 CURRENT WATER PROJECTS

Project Description	Year	Status
Batlharos Water Source Development and draught relief	2018 –to date	In progress
Kuruman Bulk water supply Phase 2A	2018 –to date	In progress

2.9.1.2.3 PLANNED WATER PROJECTS

Project Description	Year	Status
Kuruman to Bankhara Water connection	-	Subject to funding
Promisedland Water connection	-	Subject to funding

PLANNED WATER PROJECTS FUNDED THROUGH WSIG

Project Name (WSIG)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
Magojaneng Block D water supply VS Dikgweng				R 19 874 817.18	R 898 418.64	
Seoding water supply extension (retention from 15/16 FY project)	R 294 150.78					
Construction of Seven Miles Bulk water supply phase 2	R 22 823 978.73	R 1 274 147.98	R 1 274 147.88			
Mokalamosesane bulk water supply	R 9 934 408.73	R 962 863.62	R 442 173.61			
Kagung bulk water supply phase 3		R 15 486 797.78		R 17 763 602.58	R 17 763 602.58	

Project Name (WSIG)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
Batlharos water source development and drought relief - W		R 12 666 789.79	R 10 774 318.87	R 1 281 537.10		
Extention of Pietbos water supply				R 12 213 718.75	R 479 406.25	
Mapoteng source development				R 11 839 572.31	R 549 249.82	
WSOS	R 471 810.01				R 16 127 864.30	R 630 050.01
Marupimg/Batlharos bulk water supply phase 3 - Ward 8, 9,10,14				R 13 422 067.53	R 13 303 751.64	R 1 189 455.46
Feasibility Study for provision of water in Promise Land, Thuli Madonsela, Obama					R 6 710 776.45	
Bulk water supply in Promise Land, Thuli Madonzela, Obama,						R 20 452 602.00
Upgrading of internal water supply to Kuruman and Wrenchville		R 10 312 931.03		R 17 078 479.77	R 771 592.95	
Magojaneng Tswelelopele						R 10 540 326.00
New Mokalamosesane						R 9 044 566.53

SLP PROJECTS – KUMBA MINE – ANGLO AMERICAN

Project Name (SLP)	2018	2019	2020	2021
Bulk Water Supply Upgrade	R 4 000 000.00	R 6 000 000.00	R 8 000 000.00	R 8 000 000.00

PROJECT FUNDED BY OTHER SECTOR DEPARTMENT – (DEPT OF AGRICULTURE)

Project Name	LOCATION	BUDGET
Equipping two borehole with windmill and	R400 000.00	Batlharos

Project Name	LOCATION	BUDGET
construction of stock water system at Matlhobolo and Gamogotsi for livestock water		
Equipping a borehole with windmill for livestock water	-	Thamoyanche
Repairing two broken windmill	R80 000.00	Ga- Segonyana Municipality

2.9.1.3 JOE MOROLONG MUNICIPALITY

Sedibeng Water Board presently operates the bulk water supply infrastructure in Hotazel, and JMLM operates the retail water reticulation in the area as Water Services Authority (WSA).

The JMLM has a bulk water masterplan for the areas under its jurisdiction, in order to cope with future demand, water shortages, as well as challenges such as loss of water due to aging infrastructure and illegal connections also contribute to their inability to extend access to water to all communities. The reluctance to pay for water of services impacts negatively on their ability to maintain infrastructure.

DWA Northern Cape keeps record of the water and sanitation backlogs per municipal area. The table below indicates a backlog of 5,725 for formal households and 1,101 for informal households.

Table 51: Levels of Service Water (formal)⁶¹

Municipality	GDB House Connection	GDB Erf Connection	GDB Communal Standpipe	GDB Backlogs Formal
Joe Morolong Total	648	826	18,301	5,725

Table 52: Levels of Service Water (informal)⁶²

Municipality	House connection	Erf Connection	Communal Standpipe	Communal Standpipe> 200m	None collected (Self at river/stream/dam)	Unknown
Joe Morolong Total	0	0	0	0	1,101	0

⁶¹ DWA Geo-database (February 2014 figures)

⁶² DWA Geo-database (February 2014 figures)

In Joe Morolong communities are totally dependent on ground water, apart from the Heuningvlei scheme, which is the only real bulk water scheme within the area, all other schemes are basic.

Water is abstracted from boreholes by wind-pumps, electrically driven pumps and diesel driven pumps. Water supply schemes are generally rudimentary with water supplied from boreholes to a storage tank, and then distributed via small diameter reticulation networks. There are various projects under construction to install dedicated pumping mains to the various supply reservoirs from the sources. This is mainly funded by MWIG and MIG funds and one rural water supply scheme is funded by RBIG.

Water quality and constant new source development is a major challenge for the Municipality. They have taken over the Operation and Maintenance from Sedibeng Water and water quality monitoring is at this stage a major issue. Water is supplied to communal stand taps and in some places pre-paid meters were installed.

i. Hotazel

Treated water is abstracted via two metered points from the Vaal Gamagara Pipeline. Water is abstracted into a 400 Kℓ reservoir in Itekeng and into a 1 Mℓ reservoir situated on the North Western border of Hotazel. Water is pumped from the 1 Mℓ to an 800 Kℓ reservoir in Sharp Avenue, from where the water is distributed into the water reticulation network of Hotazel.

No water tower exists and the water from the 400 Kℓ and 800 Kℓ reservoirs is pumped directly into the respective water reticulation networks under an average pressure of 3.5 bar. Evidently the total 48 hour storage capacity is 2.2 Mℓ.

There are no Water Treatment Works in the Hotazel Cluster area.

ii. Vanzylsrus

There are seven production boreholes in this town from where water is abstracted. The water from the boreholes meets the standards for drinking water and therefore does not need to be treated before distribution. Hence there is no water treatment works in this town. From the boreholes, the water is pumped by submersible pumps to elevated reservoirs. There are a total of four reservoirs in this town, with a total storing capacity of 430 kl. The water is then distributed throughout the town by a network of pipeline.

There are no Water Treatment Works in the Vanzylsrus Town area.

iii. Villages

The villages in Joe Morolong have rudimentary water infrastructure. The communities are totally dependent on ground water. Water is abstracted from boreholes by electrically driven pumps, wind-pumps and diesel driven pumps. The Water Supply Schemes generally consist out of water supplied from boreholes and pumped to a storage tank, and then distributed via small diameter reticulation networks.

The settlements in Joe Morolong rely on water abstracted from at least 400 local boreholes, which are equipped with diesel engine driven pumps and windmill pumps. The settlements of Eiffel, Heuningvlei, Makhubung and Shaleng are supplied with water extracted from local boreholes and are also connected to the Heuningvlei Borehole Pipeline Scheme. The water extracted from these boreholes is supplied to the communities using rudimentary water supply infrastructure consisting mostly of small diameter pipelines, small elevated plastic storage reservoirs and communal standpipes.

There are no Water Treatment Works in the rural areas of Joe Morolong.

Before any developments can be conducted, the developer will have to make sure that sufficient water is available.

The figures following indicate the water targets reached for 2013:

Figure 44: Water target reached per municipality

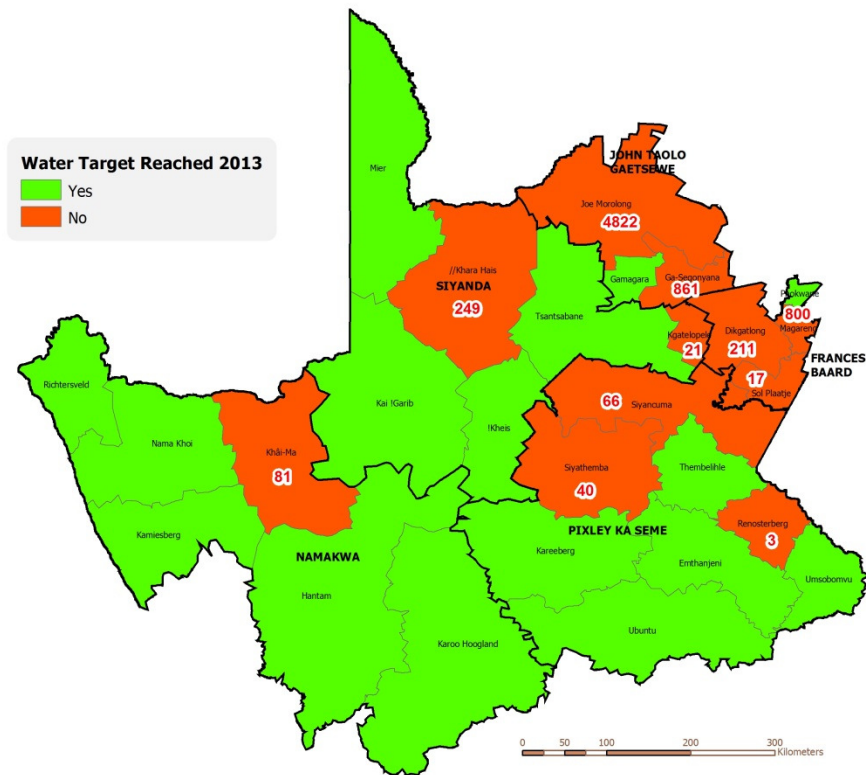


Figure 45: Water targets reached for informal's

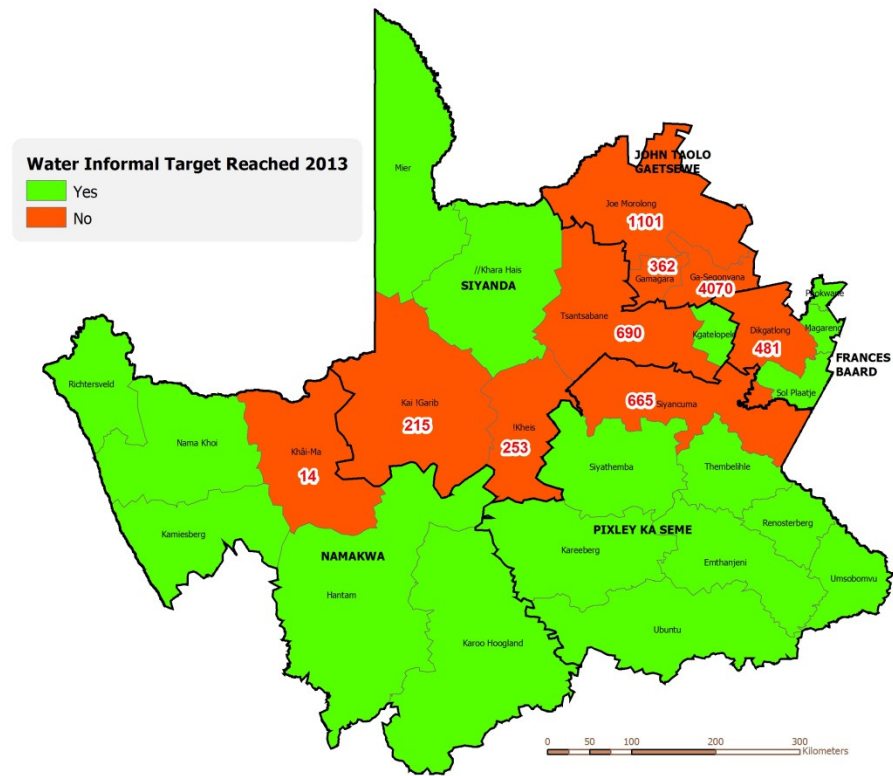
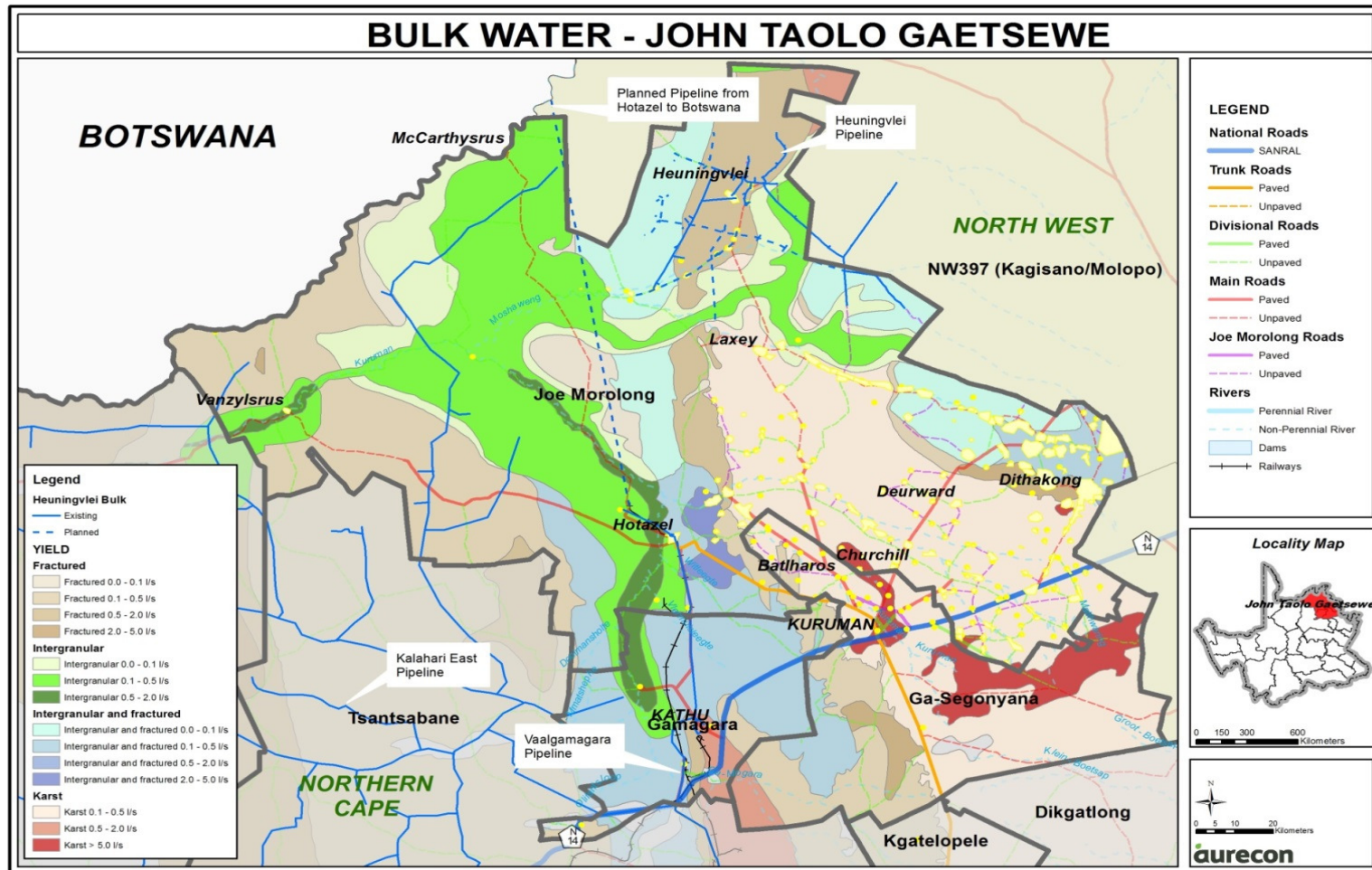


Figure 46: John Taolo Gaetsewe District Bulk Water



2.9.2 SANITATION

2.9.2.1 GAMAGARA MUNICIPALITY

Sewerage and sanitation are basic needs of communities which can pose serious health and hygiene risks for communities and the environment at large scale, if not properly managed and monitored.

According to the White Paper on Basic Household Sanitation, 2001, basic sanitation is defined as: “The minimum acceptable basic level of sanitation is:

- Appropriate health and hygiene awareness and behaviour
- A System for disposing of human excreta, household waste water and refuse, which is acceptable and affordable to the users, safe, hygienic and easily accessible and which does not have an unacceptable impact on the environmental and

The Municipality has all three sanitation systems namely water borne system, septic tank system and dry sanitation system (VIP toilets). Septic tanks are being emptied through municipal ‘honey sucker’ trucks. A toilet facility for each household”.

According to the IDP of Gamagara, out 18 406 houses in the municipality only 3 734 houses does not have formal water borne connections to the system. The financial year under review reflect that the municipality achieved 14 672 (79.7 percent) of flushed toilets, while the VIP toilets were standing at 62(0.3 percent), and lastly 755(4.1 percent) represents the septic tanks provided

Table 53: Level of Sanitation services

Settlement	Households	GDB Waterborne	GDB Septic Tank	GDB Dry Sanitation	GDB Backlogs
Olifantshoek	3 953	2 799	294	-	1 154
Kathu	8 661	8 661	150	-	0
Mapoteng	2 962	1 711	-	62	1 251
Dibeng	2 830	1 501	311	-	1 329
Total	18 406	14 672	755	62	3 734

i. Kathu

Kathu’s WWTW is currently under construction. It will be upgraded and extended to accommodate the extra load, based on the expansion of Kathu. All sites have waterborne sanitation systems that flush to the WWTW. There are some areas where conservancy tanks are still in place. These tanks are serviced by the Municipality.

ii. Dibeng

Dibeng is using flush system (water borne) and septic tanks. Wastewater is being collected through sewer network from households which in low areas is pumped to the Dibeng Waste Water Treatment. Dibeng Treatment works is currently under upgrading to cater for an increased wastewater.

iii. Olifantshoek

Olifantshoek has an oxidation pond system as WWTW. The WWTW was previously upgraded and extended to accommodate the additional load. However the Olifantshoek Wastewater Treatment Works is planned to be upgraded in 2020/2021 financial year. There are 2 799 Sites connected to a full waterborne sewer network. Olifantshoek are using flush system (water borne) and septic tanks. Wastewater is being collected through sewer network from households which in low areas is pumped to the Olifantshoek Treatment Works.

iv. Babatas

The area does not have any permanent municipal services as the area is still to be proclaimed

2.9.2.1.1 Completed Sanitation Projects

Project Description	Year	Status
Fencing of waste water treatment works - Kathu	2011-2012	Complete
Upgrading of waste water treatment works – Kathu	2012-2013	Complete
Upgrading of sewer pumps - Kathu	2012-2013	Complete
Construction of sewer network - Dibeng	2012-2013	Complete
Construction of cemetery ablution facilities -Dibeng	2013-2014	Complete
Construction of sewer network (Makalanie & Patrys avenue)	2013-2014	Complete
Sewer pump station and main rising -Dibeng	2013-2014	Complete
Upgrade of waste water treatment works - Kathu	2014-2015	Complete
Construction of sewer networks – Phase 2 - Dibeng	2014-2015	Complete
Construction of sewer networks – Phase 3 - Dibeng	2014-2015	Complete
Upgrade of WWTW- PHASE 2 - Kathu	2015-2016	Complete
Construction of internal Sewer Network Phase 4 - Dibeng	2016	Complete
Construction of internal sewer networks -Olifantshoek	2016	Complete
Construction of reservoir - Olifantshoek	2016	Complete
Upgrade of Waste Water Treatment Works - Dibeng	2016	Complete

2.9.2.1.2 Current Sanitation Projects

Project Description	Year	Status
Construction of Sewer reticulation - 1265 ervens	2017- to date	In progress
Town Planning of Sewer reticulation - 5700 ervens	2017- to date	In progress

2.9.2.1.3 Planned Sanitation Projects

Project Description	Year	Status
Designs of Sewer reticulation - 5700 ervens	2019	Planned
Installation Sewer reticulation - 5700 ervens	-	-

2.9.2.2 GA-SEGONYANA MUNICIPALITY

Sewerage and sanitation are basic needs of communities which can pose serious health and hygiene risks for communities and the environment at large scale, if not properly managed and monitored.

According to the White Paper on Basic Household Sanitation, 2001, basic sanitation is defined as: "The minimum acceptable basic level of sanitation is:

- Appropriate health and hygiene awareness and behaviour
- A System for disposing of human excreta, household waste water and refuse, which is acceptable and affordable to the users, safe, hygienic and easily accessible and which does not have an unacceptable impact on the environmental and
- A toilet facility for each household".

According to the DWA Geo-Database System, 12,018 households on formal erven and 3,170 on informal erven experience a sanitation backlog.

Table 54: Levels of Sanitation Service - Formal Stands⁶³

Municipality	Settlement	GDB Waterborne	GDB Septic Tank	GDB Sanitation Dry	GDB Backlogs
Ga-Segonyana	Bankhara-Bodulong	744	0	558	948
Ga-Segonyana	Batlharos	0	0	38	2,773
Ga-Segonyana	Ditshoswaneng	0	0	50	125
Ga-Segonyana	Galotolo	0	0	115	0

⁶³ DWA Geo-database (February 2014 figures)

Municipality	Settlement	GDB Waterborne	GDB Septic Tank	GDB Sanitation Dry	GDB Backlogs
Ga-Segonyana	Gamopedi	0	0	372	0
Ga-Segonyana	Gamotsamai	0	0	174	0
Ga-Segonyana	Gantatelang/Dikgweng	0	0	425	0
Ga-Segonyana	Ga-Ruele	0	0	110	0
Ga-Segonyana	Gasebolao	0	0	36	103
Ga-Segonyana	Gasehubane	0	0	104	0
Ga-Segonyana	Geelboom	0	0	52	0
Ga-Segonyana	Kono	640	0	0	0
Ga-Segonyana	Kuruman	3,186	0	0	0
Ga-Segonyana	Magojaneng	0	0	394	1,084
Ga-Segonyana	Mapoteng	0	0	32	559
Ga-Segonyana	Maruping	0	0	71	2,026
Ga-Segonyana	Mokalamosesane	0	0	63	0
Ga-Segonyana	Mothibistad	1,143	0	26	2,146
Ga-Segonyana	Mothibistad/Harvard	0	0	652	2
Ga-Segonyana	Mothibistad/Kagung	0	0	52	1,080
Ga-Segonyana	Ncweng	0	0	322	1
Ga-Segonyana	Pietbos	0	0	72	0
Ga-Segonyana	Sedibeng	0	0	437	0
Ga-Segonyana	Seoding	0	0	528	1,097
Ga-Segonyana	Sevenmiles	0	0	554	0
Ga-Segonyana	Thamoyanche	0	0	100	74
Ga-Segonyana	Vergenoeg	0	0	1,100	0
Total		5,713	0	6,437	12,018

Table 55: Levels of Sanitation - Informal Stands⁶⁴

Municipality	Settlement	Flush to network	Conser-vancy tank	Septic tank	UDS	VIP	Pit	Bucket	None	Unknown
Ga-Segonyana	Bankhara-Bodulong	0	0	0	0	0	0	0	720	0
Ga-Segonyana	Batlharos	0	0	0	0	0	0	0	800	0
Ga-Segonyana	Ditshoswaneng	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Galotolo	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Gamopedi	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Gamotsamai	0	0	0	0	0	0	0	0	0

⁶⁴ DWA Geo-database (February 2014 figures)

Municipality	Settlement	Flush to network	Conser-vancy tank	Septic tank	UDS	VIP	Pit	Bucket	None	Unknown
Ga-Segonyana	Gantatelang/Dikgweng	0	0	0	0	0	0	0	200	0
Ga-Segonyana	Ga-Ruele	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Gasebolao	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Gasehubane	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Geelboom	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Kono	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Kuruman	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Magojaneng	0	0	0	0	0	0	0	50	0
Ga-Segonyana	Mapoteng	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Maruping	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Mokalamosesane	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Mothibistad	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Mothibistad/Harvard	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Mothibistad/Kagung	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Ncweng	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Pietbos	0	0	0	0	0	0	0	50	0
Ga-Segonyana	Sedibeng	0	0	0	0	0	0	0	250	0
Ga-Segonyana	Seoding	0	0	0	0	0	0	0	1,100	0
Ga-Segonyana	Sevenmiles	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Thamoyanche	0	0	0	0	0	0	0	0	0
Ga-Segonyana	Vergenoeg	0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	3,170	0

The Kuruman WWTW were upgraded and extended some 5 years ago to make provision for future water borne sewer systems to be installed. This plant is currently running on full capacity and would have to be extended and upgraded. Currently Kuruman and some areas within the greater Kuruman Municipal area, have waterborne sanitation that flush to the sewer treatment plant. Some sites and sewer systems are flushing to septic conservancy tanks. Conservancy tanks are serviced by the municipality's "honey sucker" trucks, which transport the sewage directly to central treatment facilities. The municipality has indicated that these trucks are running at full capacity and cannot ensure timely drainage of all conservancy tanks.

Septic tanks are, in principle, not permitted in the municipal area. This is to prevent the contamination of groundwater sources, which is the current supply for domestic water use. Some septic tanks are, however, still being used on remote sites and where tankers cannot reach them for routine servicing.

All the rural villages are dependent on dry sanitation systems such as VIP and UDS toilets. All new extensions and new sites have NO sewer or sanitation system at all. This is a major challenge to the Municipality.

i. Kuruman and Wrenchville

Sewage generated in this area is discharged at a central waste water treatment works (WWTW) situated to the west of Kuruman, and north of the existing airstrip. Sewage is conveyed to the WWTW by a combination of gravity sewers and interconnected pump stations. The sewage system consists of pipelines/networks of various ages and materials. Pipe diameters range from 100mm to 450mm.

ii. Bankhara-Bodulong

Most of Bankhara-Bodulong is not serviced by an adequate level of sanitation. Those parts of the settlement served are serviced with conservancy tanks.

A sewage pump for waterborne sewerage was constructed and commissioned in 2008. Although this pump station is currently not in use, it will eventually be able to pump sewage emanating from the southern portion of the settlement directly to Kuruman WWTW.

iii. Mothibistad

Sewage generated in this area is discharged at a central WWTW situated to the south-west of Mothibistad and bordering on the eastern residential edge of Magojaneng. Sewage is conveyed to the WWTW by either a waterborne sewage system gravitating directly to the WWTW, or via a pump station and 200mm diameter rising main that is located on the northern development edge. The sewerage system consists of pipe lines of various ages and material. Pipe diameters range from 100mm to 450mm.

A combined system consisting of a 315mm diameter rising main and 400mm diameter gravity sewer, which was to connect the Mothibistad WWTW with the Kuruman WWTW was planned and partially constructed but is not currently in use.

iv. Magojaneng and Seoding

Although water borne sewerage system is planned, these areas are currently only supplied with on-site sanitation such as UDS's and VIP's. The proposed sewerage system will convey sewage to a central WWTW yet to be identified.

2.9.2.2.1 COMPLETED SANITATION PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Construction of 440 Ward 7 VIP	2009 - 2010	Complete
Construction of 220 Vergenoeg VIP	2009 - 2010	Complete
Construction of Bankhara Bodulong Main outfall sewer	2011 - 2012	Complete
Upgrading of 500 RDP UDS System: Batlharos	2013 - 2014	Complete
Upgrading of RDP UDS System in Magojaneng and Seoding	2013 - 2015	Complete
Construction of 310 VIP Sanitation in Seoding	2013 - 2014	Complete
Construction of 450 lined Double Pit sanitation unit in Batlharos	2013 – 2015	Complete
Construction of 300 Maruping Sanitation programme	2014 - 2014	Complete
Upgrading of 500 UDS system in Batlharos RDP	2013 - 2015	Complete
Construction of 328 lined Double Pit sanitation unit in Gantatelang	2014 - 2015	Complete

2.9.2.2.2 CURRENT SANITATION PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Refurbishment of Kuruman WWTW and Pumpstations	2018-19	In progress

2.9.2.2.3 PLANNED SANITATION PROJECTS

PLANNED SANITATION PROJECTS

Project Name (SANITATION)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
Rural Sanitation programme - Bankhara and Ncweng		R 9 640 000.00				
Refurbishment Kuruman STW & sewage pump		R 24 202 654.00	R 23 228 893.64	R 976 003.93		

Project Name (SANITATION)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
staion						
Refurbishment of Mothibistad oxidation ponds		R 10 453 815.80	R 10 453 815.80	R 550 200.85		

2.9.2.3 JOE MOROLONG MUNICIPALITY

Sewerage and sanitation are basic needs of communities which can pose serious health and hygiene risks for communities and the environment at large scale, if not properly managed and monitored.

According to the White Paper on Basic Household Sanitation, 2001, basic sanitation is defined as: "The minimum acceptable basic level of sanitation is:

- Appropriate health and hygiene awareness and behaviour
- A System for disposing of human excreta, household waste water and refuse, which is acceptable and affordable to the users, safe, hygienic and easily accessible and which does not have an unacceptable impact on the environmental and
- A toilet facility for each household".

The table below indicates a sanitation backlog of 12,496 for formal households and 1,101 for informal households.

Table 56: Sanitation Services (formal)⁶⁵

Municipality	GDB Waterborne	GDB Septic Tank	GDB Dry Sanitation	GDB Backlogs
Joe Morolong Total	569	276	12,159	12,496

Table 57: Sanitation Services (informal)⁶⁶

Municipality	Flush to network	Conservancy tank	Septic tank	UDS	VIP	Pit	Bucket	None	Unknown
Joe Morolong	0	0	0	0	0	0	0	1,101	0

⁶⁵ DWA Geo-database (February 2014 figures)

⁶⁶ DWA Geo-database (February 2014 figures)

Municipality	Flush to network	Conservancy tank	Septic tank	UDS	VIP	Pit	Bucket	None	Unknown
Total									

i. Hotazel

The Waste Water Treatment Works (WWTW) of Hotazel has an estimated 0.300 Mℓ and 0.350 Mℓ per day Sequential Batch Reactor (SBR) System. Treated effluent is recycled and pumped into a separate dedicated distribution network to the existing residential erven. The treated water is used for irrigation purposes only. Treated effluent will not be distributed to future developments.

The Plant was constructed in 1975 to 1980 and the basin upgraded in 2009. It is in a good condition, this implies that less than 10% of refurbishment is needed.

ii. Vanzylsrus

At the moment, there is no water returned into the natural water courses via sewer network. However, there are septic tanks on some individual stands which are emptied by a tanker. There is a waste water treatment works which comprises of oxidation ponds.

iii. Villages

There are a very limited number of Water Borne Sanitations Systems in Joe Morolong. All the communities use dry sanitation systems such as VIP and UDS toilets. All new extensions and new sites have NO sewer or sanitation system at all. This is a major challenge to the Municipality and they are trying to address this through a rural sanitation program, dedicating funding on an annual basis to the program.

In areas with low groundwater resources, potential VIP pit latrines are favoured, because of the ease of digging 2 meter deep pits by hand. In high groundwater potential areas, water level tends to be shallow with high aquifer vulnerability. In these areas, VIP pit latrines are less suitable as the base of the pit may extend below the water level. In these areas, the hand digging of pits deeper than 1 meter is possibly limited. UDS toilets are constructed in areas where pollution could be caused.

There is no water borne sanitation in the Joe Morolong villages.

The figures following indicate the sanitation targets reached for 2013:

Figure 47: Sanitation targets reached per municipality

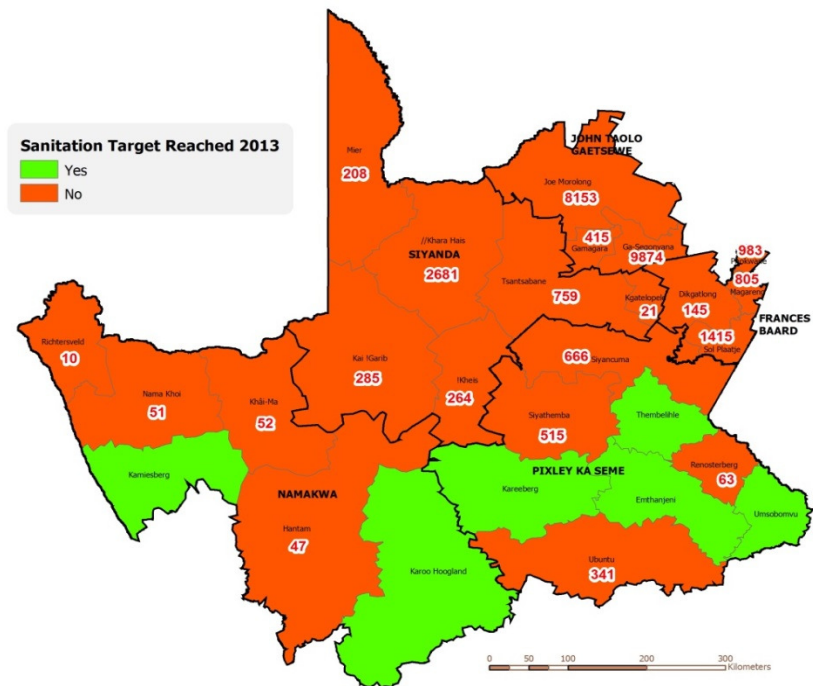
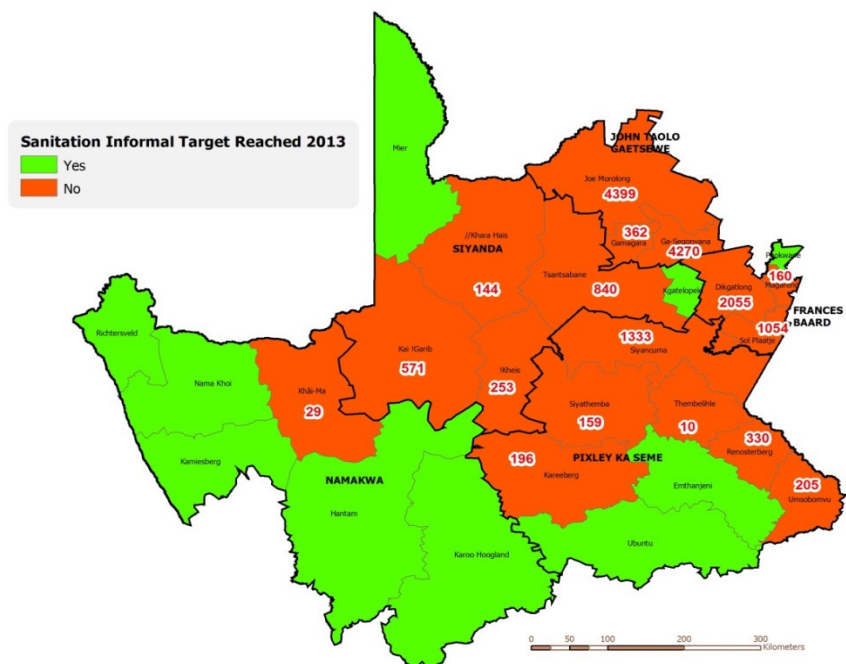


Figure 48: Sanitation targets reached for Informal's



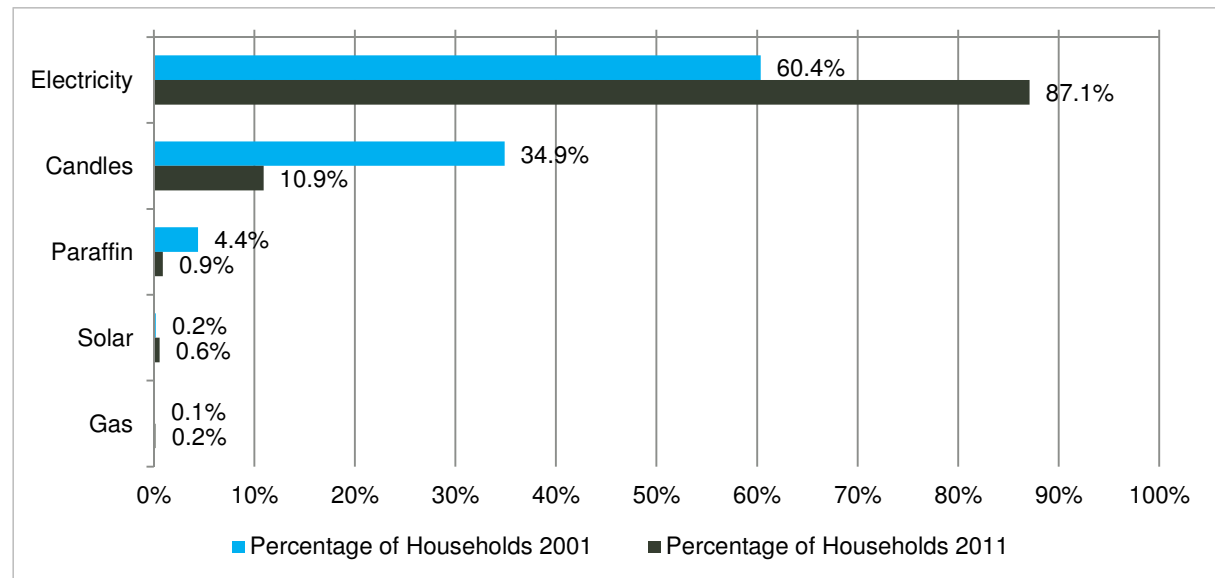
Sanitation Plans for the JMLM

Villages	Name of project	Funder	Budget
Makhubung	Water supply Makhubung	MIG	R 1650148 59
Klipom	Klipom Borehole Refurbishment	WSIG	R1 500 000.00
Penryn	Penryn refurbishment	WSIG	R 1 500 000.00
Magobing –West	Infrastructure Water	Blackrock Assmang Mine(SLP)	R11 000 000.00
Vanzylsrus	Refurbishment of existing water infrastructure	Sebilo Resources (SLP)	R1 500 000.00
Rustfontein Wyk 8	Rustfontein Wyk 8, Refurbishment of Boreholes	WSIG	R 2 040 832.05
Mentu	Water Supply – Mentu	WSIG	R 7 944 439.91
Kokfontein/ Kgebetlwane	Kokfontein/ Kgebetlwane water supply project	WSIG	R6 234 202.45
Gasehunelo Wyk 4	Water Reticulation	Kudumane Mine Resources (SLP)	R1 925 853.05
Mmamebe	Water Supply	WSIG	R 12 000 000.00
Pompong	Water Supply	Lehating & Khwara Manganese (SLP)	R3 010 000.00
Cassel	Cassel refurbishment	WSIG	R 1 900 000.00
Majankeng	Majankeng Water Supply	WSIG	R 7 982 002.70
Molatswaneng	Molatswaneng Water Supply	WSIG	R 7 498 522.89

2.9.3 ELECTRICITY

The various fuels used by households in the John Taolo Gaetsewe District Municipality for lighting in 2001 and 2011 are depicted in Figure 49.

Figure 49: Fuel used by Households for Lighting, 2001 and 2011



The portion of households utilising electricity for lighting has decreased from 60.4% in 2001 to 87.1% in 2011.

Eskom indicated that at high level this are the projects required to support all the municipalities

1. ELDORET SUBSTATION	
Eldoret Substation	R 43 948 558.45
Eldoret Batlharos feeder (500m)	R 350 733.04
Eldoret Bendel feeder (500m)	R 3 967 500.00
Eldoret Laxey feeder (500m)	R 3 967 500.00
Eldoret Substation Subtotal (electrification)	R 45 000 757.57

2. GAMOHAAN SUBSTATION	
Gamohaam Whitebank feeder (28km)	R 7 559 568.33
Gamohaam Seokama feeder (7km)	R 30 910 194.20
Gamohaam Ntatelang feeder (18km)	R 13 329 729.20
Gamohaam Substation Subtotal (electrification)	R 51 799 491.63

3. MOTHIBISTAT SUBSTATION	
Mothibistat Magobe feeder (5.5km)	R 13 773 574.10
Mothibistat Manyeding feeder	R 33 629 483.31

Mothibistat Mapoteng feeder (4km)	R 25 473 067.35
Mothibistat Mothibistat feeder	R 33 640 527.38
Mothibistat Seoding feeder (10.5km)	R 7 237 757.23
Mothibistat Tsepang feeder (Kagung)	R 7 139 744.00
Mothibistat Substation Subtotal (electrification)	R 120 894 153.37

2.9.3.1 GAMAGARA MUNICIPALITY

2.9.3.1.1 Electricity programme by the Gamagara Local Municipality

Gamagara Local Municipality is responsible for the electrical network and the operation and maintenance of the electrical and streetlights/high mast lights/Solar Streetlights to the community. The municipality is licensed by NERSA as a Supply Authority. Areas that are supplied by the Municipality is Kathu; Sesheng/Mapoteng; Olifantshoek which includes Welgelee. Eskom supplies electricity within the Dibeng area and Ditlouw in Olifantshoek.

The electricity Master Plan of the Municipality was developed and adopted by Council during 2017/18. The analysis of the master plan forms the basis of a recommendation regarding the anticipated demographic and economic growth factor that should be provided for in terms of additional electricity demand during the next twenty (20) years

Most of the customers within the Municipal area have prepaid meters as per the list below. Loads of electricity supplies to households and businesses range from 20 Amps Single Phase Low Cost Consumers to 80 Amps Single Phase for High Consumption households. Most businesses in the Municipal areas are Three Phase Consumers and about 133 businesses with Bulk meters for connections bigger than 100 Amps Three Phase. The Dingleton customers who have recently been moved to Siyathemba in Kathu are included as part of Kathu in the list below.

Settlement	Households Prepaid	Households Conventional	Commercial/Industrial & Agricultural
Olifantshoek	1 345	120	105
Kathu	7 700	585	380
Total	18 406	14 672	755

Customers supplied by Eskom within the Municipality jurisdiction is not included in above list. The Updated bulk contribution policy is available and is expected to be approved during the current financial year. The Municipality have a current backlog of 3015 households (Municipal and Eskom Licence area) that is not electrified due to capacity constraints on Eskom's side which are about to be resolved.

Recently the Kathu West 40MVA Substation has been constructed that will assist with electricity capacity on the Western Side of Kathu where future developments were identified. Ongoing discussions regarding the upgrades in Dibeng are held between the Municipality and Eskom to ensure sufficient capacity for Dibeng. Olifantshoek is however a challenge which only have available capacity around 30 kilometres from Olifantshoek which requires a Medium Voltage (MV) line and Substation to be constructed to provide sufficient electricity to Olifantshoek. Consultants have been appointed by the Municipality that is busy with the designs for the Substation and continuous

discussions are held with Department of Energy to allocate funds for these projects. The Municipality also plans to implement new Streetlight projects that will assist with the dark areas and reduce crime within these areas.

2.9.3.1.2 Completed Electricity Projects

Project Description	Year	Status
Upgrading of 100KVA Electrical supply- Industrial site - Kathu	2012-2013	Complete
Upgrading of own municipal Electrical capacity - Olifantshoek	2012-2013	Complete
Electrical bulk supply - Olifantshoek	2013-2014	Complete
1200 Mixed Housing development(Civil Electrical) – Sesheng	2014-2015	Complete
Bulk Electricity Supply upgrade-planning - Kathu	2014-2015	Complete
Lampoles Replacement - Kathu	2014-2015	Complete
Construction of 40 MVA Substation- Kathu West	2014-2015	Complete
Electrification of 300 Stands - Kathu	2015-2016	Complete
Upgrading of Industrial Switch Gear - Kathu	2015-2016	Complete
Refurbishment of Stubby & Mini-Sub - Kathu	2015-2016	Complete
Verification and Replacement of Electricity Meters - Kathu	2015-2016	Complete
New Solar-52 Street Lights (Reisa Solar Plant) - Kathu	2015-2016	Complete
Upgrading - Bulk Electricity Supply - Olifantshoek	2015-2016	Complete

2.9.3.1.3 Current Electricity Projects

No information received on the current electrical projects in Gamagara local municipality

2.9.3.1.4 Planned Electricity Projects

Project Description	Year	Status
Electrification of 1265 ervens in Sesheng	-	-
Electrification of 5700 ervens in Kathu	-	-

2.9.3.1.5 Electricity programme by ESKOM in Gamagara Municipality

Eskom has the following projects planned for the municipality

Projects implemented by Eskom for 2019/20

Project Name	Re-gazetted amount (Vat Incl)
Fox - Vlermuislaagte 5km 22KV Hare Line (NW-EBC-1606-2724-00002)	R 2 293 171.46
Fox – Substation Extension (NW – EBC – 1606 – 2724 – 00001)	R 27 772 500.00

2.9.3.2 GA-SEGONYANA MUNICIPALITY

The Following are the projects funded by other sector department and

Eskom has the following projects planned for the municipality

Projects implemented by Eskom for 2019/20

Project Name	Re-gazetted amount (Vat Incl)
Eldoret Riries build new 132kV line (CN – EBC – 1402 – 3091 – 00001)	R 16 012 215.01
Hotazel DS Eldoret build new 132kV line (CN – EBC – 1402 – 3090 – 00001)	R 3 680 000.00
Gamohaam Mothibistat 132kV line (17km)	R 3 967 500.00
Gamohaam Riries 132kV line (27km)	R 3 967 500.00

PROJECT FUNDED BY INEP GRANT

Project Name (SANITATION)	LOCATION	FUNDER	BUDGET
Electrification of Promise Land, Obama and Thuli Madonsela	Ga-Segonyana	INEP	R 45 000 000.00
Wrenchville Housing	Ga-Segonyana	INEP	R 4 500 000.00 (not funded yet)

PROJECT FUNDED BY DBSA GRANT

Project Name (SANITATION)	LOCATION	FUNDER	BUDGET
Electrification of Promise Land, Obama and Thuli Madonsela	Ga-Segonyana	INEP	R 45 000 000.00

Project Name (SANITATION)	LOCATION	FUNDER	BUDGET
Wrenchville Housing	Ga-Segonyana	INEP	R 4 500 000.00 (not funded yet)

2.9.3.3 JOE MOROLONG MUNICIPALITY

Unfunded Electrical Plans for the L.M

Villages	Name of project	Funder	Budget
Cahar (10) Klipom (7) Loopeng (13)	Electrification and infills	DOE	Not yet confirmed
Magojaneng -West (59)	Electrification and infills	DOE	Not yet confirmed
Gasese (53) Kanana (18)	Electrification and infills	DOE	Not yet confirmed
Cardington (25) Suurdig (16) Churchill (57) Radiatsongwa (5)	Electrification and infills	DOE	Not yet confirmed
Bendel (39) Deurhum (32)	Electrification and infills	DOE	Not yet confirmed
Majemantsho (20) Bothithong, Diwatshane, Gamakgatle (52)	Electrification and infills	DOE	Not yet confirmed
Cassel (27) Segwaneng (8)	Electrification and infills	DOE	Not yet confirmed
Pietershem (35) Bushbuck (16) Khankhudung (16) Camden (91)	Electrification and infills	DOE	Not yet confirmed
Mathanthanyaneng (14) Maketlele (3) Kganung (33) Ditshilabeleng- Tzaneen (24), Takeng- Tzaneen (14) Kokfontein- Kgebetlwane, Maketlele (1) Maologane (10) Drieloop (3) Baily-Brits (16)	Electrification and infills	DOE	Not yet confirmed

2.9.4 ROADS AND TRANSPORT

2.9.4.1 GAMAGARA MUNICIPALITY

Gamagara is serviced by one national road, namely the N14, which passes through the municipal area via Olifantshoek and Kathu, from Upington to Kuruman. This road is the key connector providing access to the rest of the Northern Cape and North-West Provinces. This is also the main tourist route from Gauteng to Upington. The N14 passes through Kuruman and Sishen, the main economic centres within the district.

Other regional roads include the R380 which connects Kathu to Hotazel and serves as main access route to Dibeng. A small section of the R31 also passes through the municipality on the furthest north-eastern side of the municipality where it serves as a connector between Hotazel and Kuruman.⁶⁷

The main surfaced road in the district is the Vryburg-Upington road (N14). The R325 (Sishen to Postmasburg) and R385 (Olifantshoek to Postmasburg) are the only other surfaced roads providing access for local farming and mining communities in the Sishen and southern areas of the district.

The above mentioned roads are all tarred and generally in a good condition, especially the R380 which was recently completely re-tarred up to Hotazel. In addition to these roads a large number of gravel roads serve the municipality's rural areas. These roads are however not necessarily in a good condition.

The internal streets of Kathu are well planned, with very few problems. They are also generally kept in a good condition. Unfortunately, the same cannot be said for the towns of Olifantshoek and Dibeng, where both paved and gravel streets are showing signs of degradation. These streets are generally in a less than satisfactory condition.

The following table depict the Gamagara roads as at 2017/18 financial year

Settlement	Surfaced road (km) as at 2017/18	Block Paving (km)	Gravel (km)
Kathu	72 046	0.005	1 206
Mapoteng	4 525	0	8 539
Dibeng	2 658	0.14	33 473
Olifantshoek	10 252	0.1384	27 427
Total	89 481	0.2834	70 645

As of 2017/18 financial year end, Gamagara local Municipality's road network was 160, 126 km, which includes 89, 481km of surfaced road, 0,2834 km of Block Paving and 70, 645 km of Gravel

⁶⁷ Gamagara Municipality Reviewed Spatial Development Framework (2010).

Road. The condition of roads were relatively good. However, due to lack of capital/funds to refurbish/reseal roads conditions are slowly deteriorating

John Taolo District Municipality has prioritised to continue with Road Visual assessment for the municipality in the current year.

For 2018/19 financial year, the municipality does not have any project to improve the above status quo. However, the municipality is currently providing services of maintenance on the existing roads infrastructure.

The Dingleton settlement has been demolished and the road is going to be deproclaimed. The Dingleton roads were replaced with new surfaced roads in Kathu (Siyathemba) and this was already being accounted for in 2016/2017

Projects reflected on the Infrastructure Plan of John Taolo Gaetsewe District Municipality for Gamagara Local Municipality

2.9.4.1.1 Completed Roads Projects

Project Description	Year	Status
Access road- Dibeng	2011-2012	Complete
EPWP Roads construction	2012-2013	Complete
Roads construction- Sesheng	2012-2013	Complete
Roads construction - Olifantshoek	2013-2014	Complete
Landscaping of isle's and traffic circles - Kathu	2014-2015	Complete
Roads & Storm water - Sesheng	2015-2016	Complete
Roads & Storm water- Internal Roads - Olifantshoek	2015-2016	Complete
Connection of Hans Coetzee Rd Kathu	2015-2016	Complete
Landscaping of isle's and traffic circles - Kathu	2015-2016	Complete

2.9.4.1.2 Current Roads Projects

Project Description	Year	Status
Internal roads Construction - 1265 ervens	2017- to date	In progress
Town Planning - 5700 ervens	2017- to date	Complete

2.9.4.1.3 Planned Roads Projects

Project Description	Year	Status
Road Designs - 5700 ervens	2019-20	Planned
Road Construction – 5700 ervens	-	Subject to funding

The Gamagara Municipality is known for the large number of mining activities that take place within its boundaries. It is important to note that these activities are extremely transport intensive. In addition to the large portion of goods being transported via the Sishen-Saldanha railway line, a significant portion of transport takes place on the roads within the municipality, especially the N14. This has caused numerous congestion issues, especially around Kathu. The intensive use of roads within the municipality may influence their long term maintenance and consequently also issues on budgets and delivery.

2.9.4.2 GA-SEGONYANA MUNICIPALITY

An existing road network is to be found throughout Ga-Segonyana Local Municipal area, with the state thereof ranging between very well maintained tar roads, such as the N14, to gravel roads in the rural areas that are not in a very good condition. The N14 forms the major access road to the core of the economic development, where it crosses through Kuruman in an east/west direction. In the centre of Kuruman the N14 merges with the Hotazel/Daniëlskuil road.⁶⁸

The 2013/2014 reviewed IDP list the following road objectives.

Table 58: Roads objectives⁶⁹

Situation analysis	<ul style="list-style-type: none"> ■ Internal roads in need of constant repair and maintenance ■ The biggest need is outside wards 1, 3 and 13 – in the rural areas of the municipality
Spatial vision	Contribute towards sustainable human settlements that provide for cost-effective transport between villages and amongst places of economic opportunity, residents and social facilities such as schools.
Social-Economic implications	Required for meaningful participation in social and economic opportunities of the area.
Acceptable level (standard)	Tarred, gravel or block paving

⁶⁸ Ga-Segonyana Spatial Development Framework, July 2008, p 6

⁶⁹ Ga-Segonyana 2013/2014 reviewed IDP

Input Sector Plan(s)	Integrated Transport Plan
Status of the Integrated Transport Plan	Developed by the District Municipality in 2008. Has not been reviewed since 2008.
Implementation support plan	<ul style="list-style-type: none"> Roads Infrastructure Master, Operations and Maintenance Plan (to be compiled)
Environmental considerations	Transportation services and the road network must be done within the context of the Environmental Management Plan (environmental policy) of the municipality
Strategic objective	To ensure sufficient road network and transport services to all residents in the Ga-Segonyana municipal area
Envisaged outcomes	Improving and maintaining the standards of all municipal roads to an appropriate standard, depending on the demands of traffic volumes.
Strategy	<p>Strategy 1: Maintenance Plan</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> Developing and implementing a road and transport operations and maintenance plan in collaboration with the JTGDM, Public Works and the private sector. <p>Strategy 2: Improving roads</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> Upgrading and maintenance of roads according to affordability <p>Strategy 5: Transport plan</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> Developing an integrated transport plan to ensure effective managements of transportation by 2013
Strategic objective	To maintain and upgrade storm water infrastructure in the municipal area
Envisaged outcome	Storm water infrastructure meet acceptable standards
Strategy	<p>Strategy 3: Storm water</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> Continuous maintenance of existing storm water infrastructure Upgrading of storm water infrastructure according to funded projects
Strategic objective	To promote road safety in the Ga-Segonyana municipal area
Envisaged outcomes	Minimise road accidents, injuries and deaths
Strategy	<p>Strategy 4: Road safety</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> Construct appropriate road signs and fencing along main roads Launch road safety campaigns in coordination with provincial road traffic department Educate communities regarding precautions to prevent road accidents and

	compliance with basic traffic rules and regulations.
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2.9.4.2.1 COMPLETED ROADS PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Gantatelang 2.1 km access road	2011 - 2013	Complete
Thamoyanche 2.5 km access road	2011 - 2013	Complete
Upgrading of Batlharos gravel internal road to paved road phase 1	2012 - 2013	Complete
Pietboss access road	2013 - 2014	Complete
Wrenchville Taxi Rank	2013 - 2014	Complete
Mokalamosesane Access Road	2013 - 2014	Complete
Surface Collector Street within Mothibistad Township	2013 - 2014	Complete
Surface Collector Street within Mapoteng Village	2013 - 2014	Complete
Surface of collector street within Mapoteng	2014 - 2015	Complete
Surface of collector street within Mothibistad	2014 - 2015	Complete
Upgrading of 4.6km Vergenoeg - Maruping link road to bituminous standard	2015 - 2016	Complete
Upgrading of 4.1km Vergenoeg - Batlharos link road to bituminous standard	2015 - 2016	Complete
Upgrading of 2.05km of Mandela Drive gravel internal road linked to Mothibistad road: Maruping	2015 - 2016	Complete
Construction of 1.2km of Kagung gravel internal road to surfacing	2015 - 2016	Complete
Construction of 1.8km of Magojaneng gravel internal road to surfacing	2015 - 2016	Complete
Upgrading of Ga-Sehubane gravel road to tar road phase	2015 - 2016	Complete
Upgrading of 2.0km John Taolo Gaetsewe gravel internal road to tar road phase	2015 - 2016	Complete

Upgrading of 1km gravel internal road to paved road in Ncweng	2017-18	Complete
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2.9.4.2.2 CURRENT ROADS PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Upgrading of 410m gravel internal road to paved road in Pietbos	2018 –to date	In progress
Upgrading of 3.38km gravel internal road to paved road in Seven Miles	2018 –to date	In progress
Upgrading of 1.4km gravel internal road to paved road in Bankhara Bodulong	2018 –to date	In progress

2.9.4.2.3 PLANNED ROADS PROJECTS

PLANNED ROAD PROJECTS FUNDED BY MIG

Project Name (ROAD)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
Upgrading of gravel internal road to paved road in Pietbos	R 2 557 723.93	R 2 557 723.93				
Upgrading of gravel internal road to paved road in Seven Miles	R 10 650 325.72	R 5 537 384.00	R 6 831 530.96			
Upgrading of gravel internal road to paved road in Ncweng	R 1 548 639.99		R 231 237.45			
Upgrading of gravel internal road to paved road in Seoding RDP	R 256 260.86					
Upgrading of gravel internal road to paved road in Magojaneng	R 508 592.31					

Project Name (ROAD)	2017/18	2018/19	2018/19	2019/20	2020/21	2021/20
Upgrading of gravel internal road to paved road in Bankhara Bodulong	R 13 850 926.23	R 4 355 552.45	R 785 000.00			
MIG 1428: Upgrading of 2 061m gravel internal road to paved road in Gamopedi			R 10 674 112.66			
Upgrading of gravel internal road to paved road in Mothibistad unit 2			R 13 419 191.40	R 4 780 452.07		
PMU (Operations and maintenance)	R 3 000 000.00	R 1 747 085.49	R 3 000 000.00	R 3 500 000.00	R 3 500 000.00	
Road in Magojaneng (RDP to block D)					R 14 262 360.00	
Road in Batlharos (Nanana Section)					R 13 519 100.34	
Kagung (Westederby and hardvard paved road)				R 9 800 722.36	R 8 917 536.36	

2.9.4.2.4 COMPLETED ELECTRICITY PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
High mast light phase Gasehubane (2)	2008 - 2009	Complete
High mast light phase 1 Gantatelang (3)	2008 - 2009	Complete
High mast light phase 1 Kagung (3)	2008 - 2009	Complete
High mast light phase 2 Bankhara	2010 - 2011	Complete
High mast light phase 2 Magojaneng	2010 - 2011	Complete
Electrification of 450 stands in Bankhara	2010 - 2011	Complete
Electrification of Kuruman Industrial Site	2010 - 2011	Complete
High mast light phase 2 Seoding	2010 - 2011	Complete
High mast light phase 2 Gasebolao	2010 - 2011	Complete
High mast light phase 2 Lokaleng	2010 - 2011	Complete

High mast light phase 2 Sloja	2010 - 2011	Complete
High mast light phase 2 Batlharos	2010 - 2011	Complete
High mast light phase 2 Vergenoeg	2010 - 2011	Complete
High mast light phase 2 Maruping	2010 - 2011	Complete
High mast light phase 3 Mokalamosesane	2010 - 2011	Complete
High mast light phase 2 Kagung	2010 - 2011	Complete
High mast light Phase 3 (3 high mast) Magojaneng	2011 - 2012	Complete
High mast light Phase 3 (1 high mast) Gasebolao	2011 - 2012	Complete
High Mast Light Phase 3 (2 high mast) Pietbos	2011 - 2012	Complete
High mast light Phase 3 (1 high mast) Batlharos	2011 - 2012	Complete
High mast light Phase 3 (1 high mast) Vergenoeg	2011 - 2012	Complete
High mast light Phase 3 (2 high mast) Maruping	2011 - 2012	Complete
High mast light Phase 3 (1 high mast) Seven Miles	2011 - 2012	Complete
High mast light phase 3 (2 high mast) Mothibistad	2011 - 2012	Complete
High mast light Phase 3 (2 high mast) Kagung	2011 - 2012	Complete
High mast light phase 3 (2 high mast) Bankhara	2011 - 2012	Complete

2.9.4.2.5 CURRENT ELECTRICITY PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Moffat Workshop switch gear project - upgrading of the switching station up to 24MVA, overhead line upgrade from Moffat to workshop switching station.	2018-2019	In progress

2.9.4.2.6 PLANNED ELECTRICITY PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Electrification of Wrenchville Housing 300	2019	-
Electrification of Military veterans 10 houses	2019	-
Electrification of Promisedland housing 2100	-	-

2.9.4.3 JOE MOROLONG MUNICIPALITY

The N14 is the only National Road crossing the Municipality's Southern tip. The road connects Pretoria, Lichtenburg, Vryburg, Kuruman, Upington and Springbok and stretches 1200 km. The N14 carries substantial traffic and goods transported from Gauteng to these Regions and form an important regional link across these areas.

Major trade centres servicing the traditional settlements in Joe Morolong Local Municipality is Kuruman in the Ga-Segonyana Local Municipality to the South on the N14 and Vryburg in the Naledi Local Municipality, also situated on the N14 to the South. The N14, as mentioned, being a lifeline of goods and services through the region plays an important role in the adjacent Municipalities and provide income to centres along the road. Hartswater in the Phokwane Local Municipality (Northern Cape) may also attract traffic from the Joe Morolong Local Municipality.

The Joe Morolong Municipality area consists mainly of gravel roads that are in a very poor condition. The bulk of the community can be characterised as poorly mobile due to the poor access, main and internal roads. Poor storm water systems have been provided which lead to the quick erosion of the road surfaces after rains, resulting in the speedy decay of the roads. Rural communities become inaccessible and experience insufficient access to important services. Public Transport is therefore very poor and inadequate.⁷⁰

Taking the above factors into account, the 2013/2014 IDP highlights the following roads maintenance objectives and priorities for 2013/2014:

Table 59: Roads maintenance objectives and priorities for 2013/2014⁷¹

Priority indicator	Priority areas 2013/2014	IDP objectives
Road maintenance	Upgrading of existing and construction of new roads	To establish and implement a road management system for the Municipality – to be approved by Council before the closing of the 2013/2014 financial year.

Projects reflected on the Infrastructure Plan for JTG for Joe Morolong Local Municipalities

2.9.4.3.1 COMPLETED WATER PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Van Zylsrus Bulk Water Supply Augmentation - Phase 1 - 2.5 km 90 mm uPVC pumpmain	2013	Complete
Augmentation to Klein Neira - Phase 1 100kl Elevated Steel tank on a 15m stand	2012-13	Complete
Heuningvlei Bulk Water Scheme: Phase 1 -	2011-13	Complete
Mokala wa Noga Water Supply -	2012	Complete
Water Supply Augmentation to Kortnight - Phase 2 -	2011-2013	Complete

⁷⁰ Integrated Transport Plan, 2006/ IDP 2006

⁷¹ Joe Morolong Final IDP 2013/14

Madibeng Bulk Water Supply Augmentation	2012-13	Complete
Niks Water Supply	2012-13	Complete
Kokonye Water Supply	2012-13	Complete
Kganung Water Supply	2013-14	Complete
Ditlharapaneng Water Scheme	2012-14	Complete
Maipeng Water Reticulation - Phase 2	2011-2013	Complete
Ga-Rapoane Water Supply	2012-14	Complete
Gatswinyane Water Supply	2012-14	Complete
Water Supply Augmentation to Bendell - Phase 1	2012-14	Complete
Eiffel / Klein Eiffel Water Supply	2013-14	Complete
The complete refurbishment of 4 Diesel and 19 Electrical boreholes in various villages.	2013-14	Complete
Kikahela 1&2 Water Supply	2012-14	Complete
Gamakgatle Water Supply	2013-14	Complete
Motlhoeng Water Supply	2014-15	Complete
Radiatsonga Water Supply	2014-15	Complete
Klein Neira Phase 2	2014-15	Complete
Water Supply Augmentation to Bendell - Phase 2	2014-15	Complete
Gadiboe Water Supply	2014-15	Complete
DWA Refurbishment Programme (2014/15)	2014-15	Complete
Klein Neira Phase 2	2014-15	Complete
Khankhudung - Water Supply	2014-15	Complete
Bosra Water Supply	2014-16	Complete
Kanana Water Supply	2015-16	Complete
Adderly Water Supply	2015-16	Complete
Masankong Water Supply	2015-16	Complete
March Water Supply	2015-16	Complete
Mosekeng Water Supply	2015-16	Complete
Danoon Water Supply	2015-16	Complete
Makgaladi Water Supply	2015-16	Complete
Wateraar Water Supply	2016-17	Complete
Refurbishment (15/16)	2017-18	Complete
Heuningvlei Bulk Water Scheme: Phase 2(b)	2015-17	Complete
Setshwetshwaneng Water Supply	2017-18	Complete
Gakhoe/Garamotsokwana Water Supply	2017-18	Complete
Borehole Refurbishment	2017-18	Complete
Tsineng Water Supply	2015-17	Complete
Deurham Water Supply	2015-17	Complete

Manyeding Phase 1 Water Supply	2016-17	Complete
Gamasepa Water Supply	2016-17	Complete
Magojaneng-West Water Supply	2016-17	Complete
Moseohatshe - Phase 1 Water Supply	2016-17	Complete
Loopeng Phase 1 Water Supply	2016-17	Complete

2.9.4.3.2 CURRENT WATER PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Lotlhakajaneng	2018-19	In progress
Tsinengkop	2018-19	In progress
Mentu	2018-19	In progress
Deurward	2018-19	In progress
Kokfontein	2018-19	In progress
Mmamebe	2018-19	In progress
Dikhing	2018-19	In progress
Heiso	2018-19	In progress
Dithakong	2018-19	In progress
Majanking	2018-19	In progress
Gasehunelo wyk 1	2018-19	In progress

2.9.4.3.3 PLANNED WATER PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Molatswaneng	2019-20	Planned
Gamatolong	2019-20	Planned
Pepsi	2019-20	Planned
Gamokatedi	2019-20	Planned
Ganap	2019-20	Planned
Eiffel	2019-20	Planned
Matoro	2019-20	Planned
Koppies	2019-20	Planned
Suurdig	2019-20	Planned
Gasehunelo wyk 6	2019-20	Planned
Gasehunelo wyk 10	2019-20	Planned
Sekokwane	2020-21	Planned
Kubuge	2020-21	Planned

Kiangkop	2020-21	Planned
Loretlong	2020-21	Planned
Mmelorane	2020-21	Planned
Gammatlhare	2020-21	Planned
Maketlele	2020-21	Planned
Zero	2020-21	Planned
Washington	2020-21	Planned
Kikahela 1	2020-21	Planned
Tsaelengwe	2020-21	Planned
Ncwelengwe	2021-22	Planned
Magwagwe	2021-22	Planned
Gamothibi	2021-22	Planned
Heuningvlei	2021-22	Planned
Garapoana	2021-22	Planned
Tlhaping	2021-22	Planned
March	2021-22	Planned
Bosra	2021-22	Planned
Madibeng	2021-22	Planned
Van Zylsrust	2022-23	Planned
Kanana	2022-23	Planned
Maipeng	2022-23	Planned
Mosekeng	2022-23	Planned
Tlapeng	2022-23	Planned
Gadiboe	2022-23	Planned
Bendell	2022-23	Planned
Kangkhudung	2022-23	Planned
Damros (1-3)	2022-23	Planned
Drieloop	2022-23	Planned
Kganung	2022-23	Planned

2.9.4.3.4 COMPLETED ROADS PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Churchill Phase 3 Construction of 630m block paving internal road	2011-2012	Complete
N14 via Kangkhudung - Phase 2 - 4km access road	2012-14	Complete
Ncwelengwe Road – re-gravelling of access road	2013-14	Complete

Padstow- Construction of 900m internal paving road	2018-2019	Complete
Makhubung Road Phase 3,4,5 Construction of internal tarred road (852m + 719m + 850m)	2018-2019	Complete
Churchill to Kleineira Phase 1 Construction of 1.8km surfaced (Tarred) road	2017-2018	Complete
Churchill to Kleineira Phase 2 Construction of 1.1km surfaced (Tarred) road	2018-2019	Complete
Makhubung Road Phase 6	2018-2019	Complete
Gammakgatle phase 1	2015-2016	Complete
Churchill Phase 4 Construction of 500m block paved internal road	2018-2019	Complete
Deurham Access Road Phase 1 Construction of Blocked Paving road	2017-2018	Complete
Deurham Access Road Phase 2 : Construction of 830m Blocked Paving road	2018-2019	Complete
Deurham Access Road Phase 3 : Construction of 600m Blocked Paving road	2018-2019	Complete
Churchill Phase 3 Construction of 630m block paving internal road	2011-2012	Complete
Padstow- Construction of 900m internal paving road	2018-2019	Complete

2.9.4.3.5 CURRENT ROADS PROJECTS

Villages	Name of the project	Funder	Budget
Magobing- West	Infrastructure Road	Blackrock Assmang Mine(SLP)	R10 000 000.00
Tlhokomelang	Tlhokomelang Bridge Construction	South 32 (SLP)	R 8 205 439.79
Logobate	Logobate Bridge Construction	MIG	R 7 452 976.12
Churchill to Kleineira road phase 3	Construction of road	Kumba (SLP)	R8 000 000.00
Bouden	Construction of bridge	South 32 (SLP)	R10 000 000.00
Bothithong	Road Construction (internal road – tarred road)	South 32 Mine(SLP)	R20 000 000.00
Bothithong – Dithakong 7.5km	Road Construction (internal road – tarred road)	Department of Roads and Public Works	R90 000 000.00
Dikhing	Dikhing Bridge Construction	MIG	R 7 452 976.12

2.9.4.3.6 PLANNED ROADS PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Gapitia	2021-22	Planned
Lubung – Mathanthanyaneng	2022-23	Planned
Ganap 1	2022-23	Planned
Eiffel	2022-23	Planned
Sekokwane	2020-21	Planned
Lebonkeng	2020-21	Planned
Gamadubu	2021-22	Planned
Seakong	2022-23	Planned
Melatswaneng	2022-23	Planned
Lokaleng	2021-22	Planned
Shalaneng	2021-22	Planned
Damrose 3	2022-23	Planned
Washington	2021-22	Planned
Maketlele	2022-23	Planned
Tsaelengwe	2020-21	Planned

2.9.4.3.7 COMPLETED HOUSING PROJECTS

a) JOE MOROLONG 1000 (605 units completed)

i. Phase 1 (300) - 300 units Completed in

Padstow 154, Heuningvlei 66, Manyeding 1, Eiffel 16, Suurdig 17

ii. Phase 2 (180) units - 180 Completed in the following were areas

Bendel 10, Botheleletsa 4, Cardington 3, Cassel 1, Churchill 26, Colston 3, Damros 1, Deurham 2, Deurward 2, Dikhing 3, Dithakong 2, Doxon 3, Ellendale 2, Esprinza 5, Gadiboe 1, Gakhoe 1, Gamokatedi 1, Ganghaai 5, Ganap 2, Gatshekedi 1, Hertzog 1, Hyson 5, Kanana 7, Kikahela 2, Kopfontein 1, Kortnight 2, Kubuge 3, Laxey 2, Logaganeng 2, Logobate 5, Loopeng 3, Magobing 1, Magojaneng, Magogwe 2, Maipeing 13, Maologanye, Masankong 4, Matlhabanelong 1, Matoro 1, Mentu 1, Motlhoeng 1, Ncwelengwe 2, Neks 3, Sekokwane 3, Stilrus 1, Suurdig 5, Tsineng 5, Wingate 1, Wyk (2), 6, Wyk (5), 9, and Wyk (9), 1

iii. Phase 3 (200) units - Progress is as follows –

Maipeing (122 completed) and Klein Eiffel (3 completed)

Outstanding houses

Eiffel – 32 units on Slabs, 15 units on Wall Plates, 27 units not started and 1 house at Maipeing not started

Projects stopped because of the requirement for Dolomitic studies to be undertaken before houses are constructed

- b) Joe Morolong Exco (87 units completed)
Hertzog (22), Loopeng (14), Madibeng (14) Eiffel (3), Penryn (2), Bosra (07), March (01), Dithakong (8) Kamapaneng (4) and Laxey (12)
- c) VANZYLSRUS 326 (308 Completed)
- d) Jtg Individuals – 3

- e) Completed dolomite and geotechnical investigations in the following areas
Churchill, Magobing, Segwaneng, Lotlhakajaneng, Heuningvlei, Shalaneng, Makhubung, Eiffel, Klein Eiffel and Madibeng

2.9.4.3.8 CURRENT HOUSING PROJECTS

- No current housing project being carried in the area

2.9.4.3.9 PLANNED HOUSING PROJECTS

- a) Magobing - 89 units
- b) Lotlhakajaneng - 50 units
- c) Town planning - Churchill

2.9.4.3.10 COMPLETED SANITATION PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Dry Sanitation: Madibeng - 600 dry sanitation toilet systems	2012-13	Complete
Dry Sanitation: Glen Red - 1133 dry sanitation toilet systems	2012-13	Complete
Dry Sanitation: Ncwelengwe - 569 dry sanitation toilet systems.	2012-13	Complete
Household Dry Sanitation: Metswetsaneng - 162 dry sanitation toilet systems.	2012-13	Complete
Gatswinyane - 127 dry sanitation toilet systems.	2012-13	Complete
Camden - 378 dry sanitation toilet systems.	2012-13	Complete
Heuningvlei - 622 dry sanitation toilet systems.	2012-13	Complete
Ellendale - 61 UDS Units	2013-14	Complete
Tzaneen- 162 UDS Units	2013-14	Complete

Penryn - 177 UDS Units	2013-14	Complete
Heuningvlei - 31 UDS Units	2013-14	Complete
Esparenza - 127 VIP Units	2015-16	Complete
Baileybrits - 42 VIP Units	2015-16	Complete
Bosra - 152 VIP Units	2015-16	Complete
Gasese - Erect 382 VIP Units	2015-16	Complete
Matoro - 28 VIP Dry Sanitation units	2016-17	Complete
Mosekeng - 40 VIP Dry Sanitation units.	2016-17	Complete

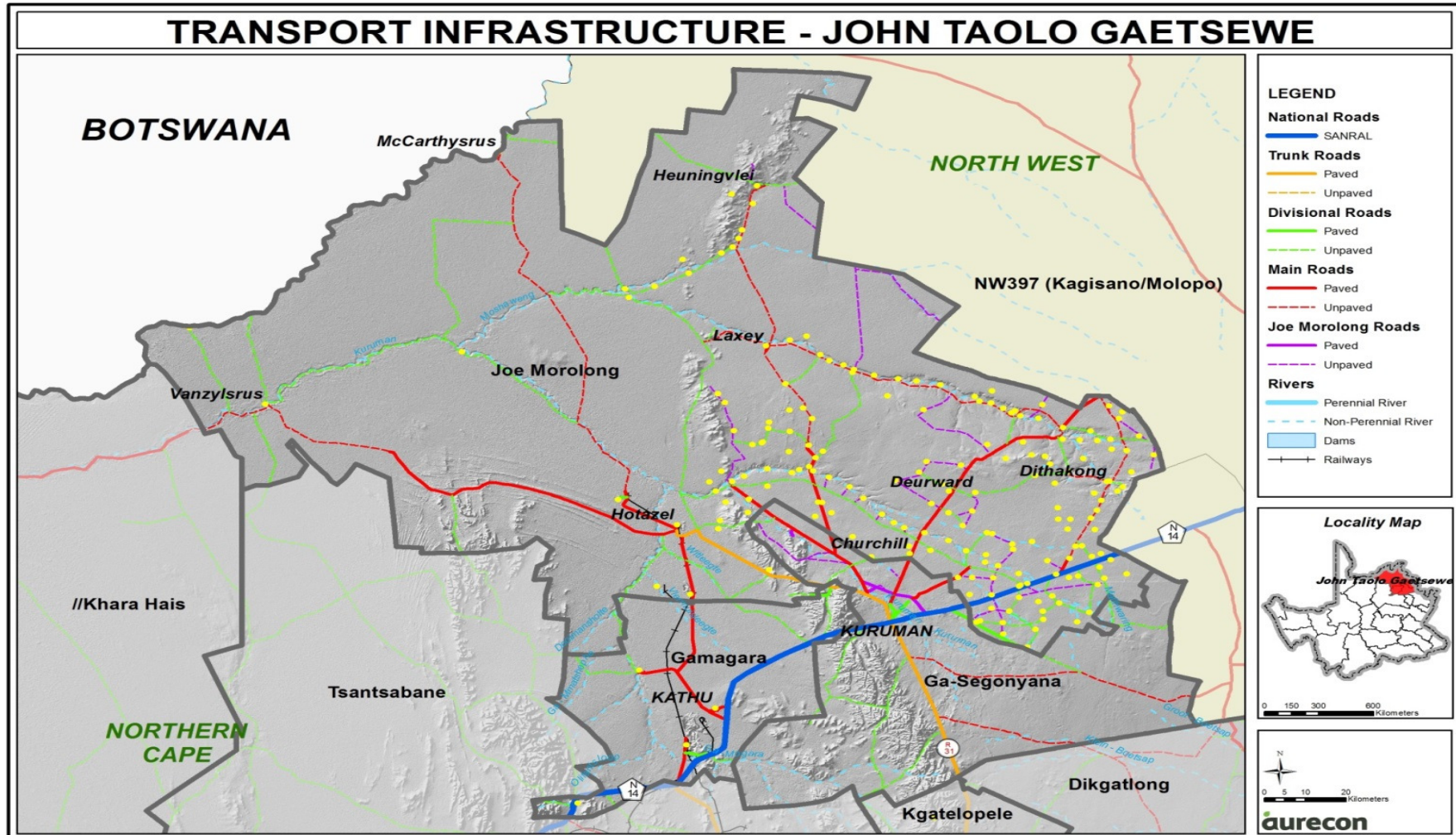
2.9.4.3.11 CURRENT SANITATION PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Wingate	2019-20	In progress
Dithakong	2019-20	In progress
Kanana	2019-20	In progress

2.9.4.3.12 PLANNED SANITATION PROJECTS

PROJECT DESCRIPTION	YEAR	STATUS
Sanitation units at Cemeteries in Various villages in 15 Wards	2019-20	Planned
Suurdig	2019-20	Planned
Glenred	2019-20	Planned
Gapitia	2020-21	Planned
March	2020-21	Planned
Perdmontjie	2020-21	Planned
Khuis	2021-22	Planned
Metsimantsi wyk 4	2021-22	Planned
Mentu	2021-22	Planned
Kgebetlwane	2021-22	Planned
Maseohatshe	2021-22	Planned
Gamasepa	2021-22	Planned
Cassel	2020-22	Planned

Figure 50: John Taolo Gaetsewe District Transport Infrastructure



3

CHAPTER 3: HUMAN SETTLEMENTS STRATEGIES & PROJECTS

3.1 INTRODUCTION

The Comprehensive Plan for Sustainable Human Settlements, 2009 confirms the vision of the National Department of Human Settlements namely "... to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing."

The Premier of the Northern Cape Mrs. Sylvia Luca stated on 21 February 2014 in the State of the Province Address that *"We will ensure that all people of the Northern Cape have access to adequate human settlements and quality living environments through programmes such as integrated and sustainable human settlements, thereby providing basic services and infrastructure in existing informal settlements."*

The John Taolo Gaetsewe District Municipality should take the lead role in the District to realise this human settlements vision and mandate. This section of the report will set out the strategic direction and focus areas for human settlements as depicted by National and Provincial Government, where after the strategic issues and challenges experienced by the District, will be summarised. Development objectives, strategies and delivery targets will be formulated to address the issues and to direct the formulation of projects to be implemented the next 5 years.

3.2 STRATEGIC DIRECTION

The key policy frameworks that underpin the strategic direction and focus for the development of sustainable human settlements are summarised as the following:

- Northern Cape Outcome 8 targets;
- The National Development Plan, 2030 and more specifically Chapter 9: Transforming Human Settlements;
- 2014-2019 Medium Term Strategic Framework to implement Outcome 8 targets and the NDP Vision 2030;
- The Northern Cape Department of Human Settlements Strategic Plan, Annual Performance Plan and Multi-year Housing Development Plan, 2013

3.2.1 NDP VISION 2030

The State of the Province Address by the Premier of the Northern Cape Mrs. Sylvia Luca on 21 February 2014, stated that: *“As we celebrate 20 years of democracy and being confident of what we need to do in the next 20 years, everything we do will be anchored by the National Development Plan as a vision for all South Africans. We have an inclusive vision and plan for the future.”*

The National Development Plan (NDP) defines a desired destination and aims to eliminate poverty and reduce inequality by 2030. Chapter Eight of the NDP deals with the vision of **Transforming Human Settlements** by 2030.

Towards a Vision for Human Settlements, the NDP states:

- **By 2050 South African human settlements will have transformed with efficient human settlements with confident citizens living in close proximity to work and social facilities based on effectively coordinated spatial planning systems**
- **By 2030, measurable progress shall have been made towards breaking apartheid spatial patterns, with significant progress towards retrofitting existing settlements offering the majority of South Africans access to adequate housing, affordable services in better living environments, within a more equitable and functional residential property market**

The NDP includes the following objectives to achieve this vision:

- Strong and efficient spatial planning system, well integrated across the spheres of government.
- Upgrade all informal settlements on suitable, well located land by 2030.
- More people living closer to their places of work.
- Better quality public transport.
- More jobs in or close to dense, urban townships.

The NDP identifies the following actions to realise its objectives stated above:

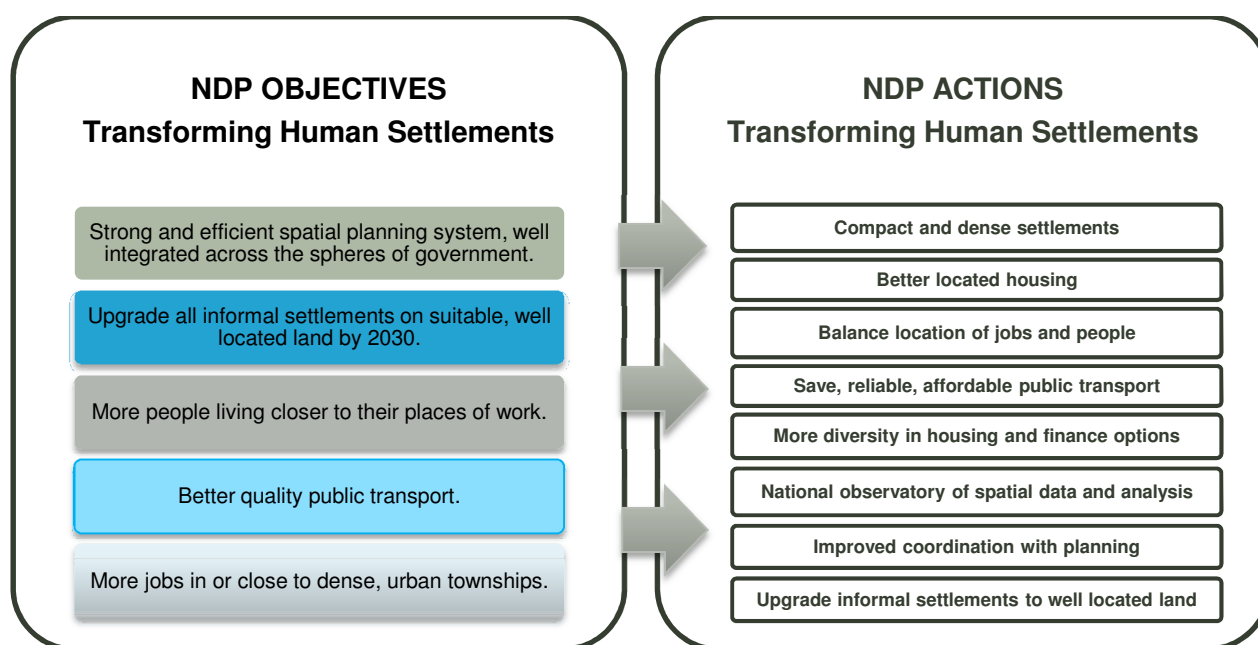
- Reform the current planning system for improved coordination.
- Develop a strategy for densification of cities and resource allocation to promote better located housing and settlements.
- Substantial investment to ensure safe, reliable and affordable public transport.
- Introduce spatial development framework and norms, including improving the balance between location of jobs and people.
- Introduce mechanisms that would make land markets work more effectively for the poor and support rural and urban livelihoods.
- Conduct a comprehensive review of the grant and subsidy regime for housing with a view to ensure diversity in product and finance options that would allow for more household choice and

greater spatial mix and flexibility. This should include a focused strategy on the housing gap market, involving banks, subsidies and employer housing schemes.

- National spatial restructuring fund, integrating currently defused funding.
- Establish a national observatory for spatial data and analysis thereof.
- Provide incentives for citizen activity for local planning and development of spatial compacts.

The John Taolo Gaetsewe District Human Settlements Strategy should realize the objectives and actions stated above by ensuring that human settlement planning supports a compact and dense settlement development, housing units are on land accessible to job opportunities and economic activities, provision of integrated public transport and a greater diversity of housing and financing options to communities. The Figure below summarises the NDP actions relating to transforming human settlements and hence housing development by 2030.

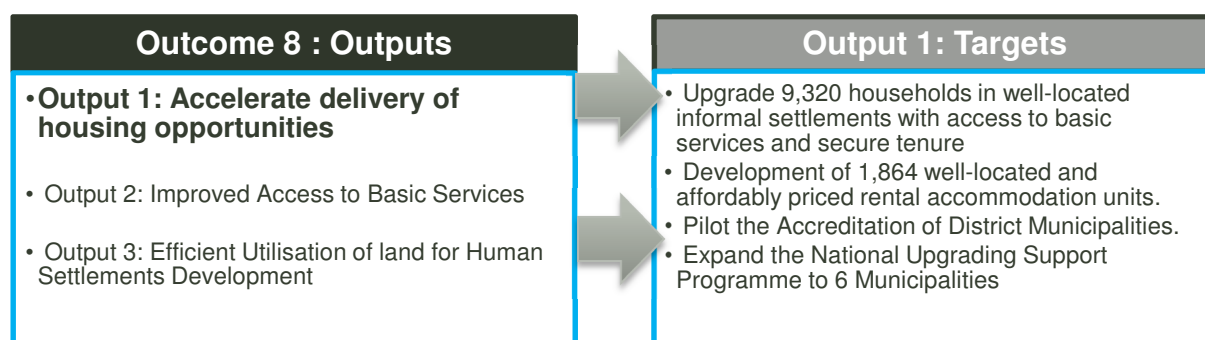
Figure 51: NDP Objectives and Actions for Transforming Human Settlements



3.2.2 OUTCOME 8 2014-2019 MTSF

Government has agreed in 2010 on 12 Outcomes as key focus for work, and Outcome 8 relates to this sector plan. Delivery Agreements were signed between the Minister and relevant MEC's and these reflect government's delivery and implementation plan for these priorities. The Provincial Targets for **Outcome 8 : "Sustainable Human Settlements and Improved Quality of Life"** are as follow:

Figure 52: Northern Cape Outcome 8 Targets



The National Department of Human Settlements has developed a Draft Framework to Achieve Outcome 8 and the NDP Vision 2030. The Strategic Framework covers the medium term from 2014-2019. The draft **2014 - 2019 Medium Term Strategic Framework** will focus on policy and funding reforms to achieve the following objectives for human settlements:

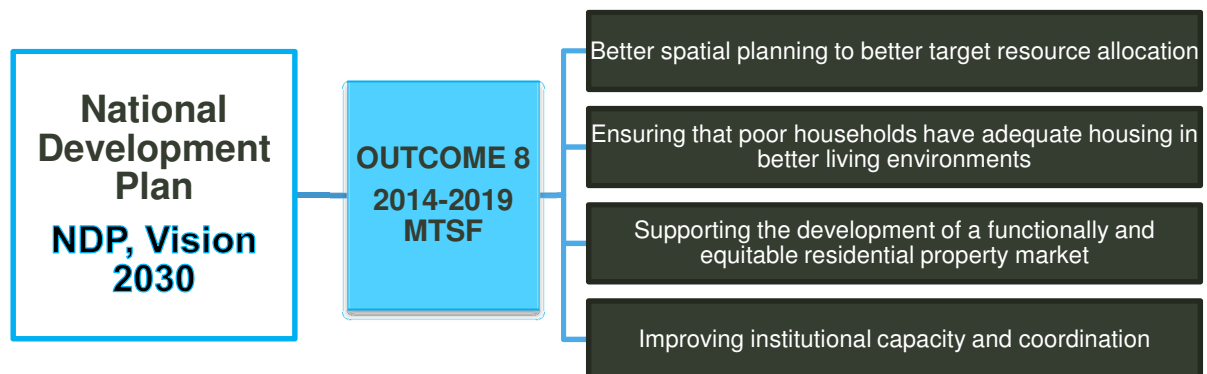
- Better spatial planning to better target resource allocation;
- Ensuring that poor households have adequate housing in better living environments;
- Supporting the development of a functionally and equitable residential property market;
- Improving institutional capacity and coordination ;

In order to achieve the vision of sustainable human settlements and improved quality of household life the National Department of Human Settlements will drive effective programmes to achieve the following:

- Adequate housing and improved quality living environments;
- A functionally equitable residential property market ; and
- Enhanced (institutional) capabilities for effective coordination of spatial investment decisions.

The Draft Framework includes clear actions, indicators and targets to deliver the outcomes. The Department of Human Settlements will manage implementation of the plans expressed in the MTSF and will coordinate it through the Social and Economic Clusters.

Figure 53: Medium Term Strategic Framework 2014 – 2019



The John Taolo Gaetsewe District Municipality will be responsible to draft Strategic Plans and Business Plans aligned to the MTSF, and ensure implementation of housing accordingly. The District and Local Municipalities will further need to establish baseline data and develop specific indicators to achieve the targets.

3.2.3 NORTHERN CAPE DEPARTMENT OF HUMAN SETTLEMENTS STRATEGIC DIRECTION

A Northern Cape Multi-year Housing Development Plan was compiled and forms Part D of the Departmental Annual Performance Plan. The Strategic Plan of the Department echoes the priorities for Outcome 8, and summarises its Priorities in the following table in the 2011-2015 Annual Performance Plan.

The District and Local Municipal Integrated Human Settlements Sector Plans should align their priorities and programmes to the metrics stipulated above, as they are aligned to Outcome 8.

Table 60 : Northern Cape Human Settlements Priorities

Priorities	Priority Programme	Metrics
Informal Settlements Upgrading	Output 1: Accelerated delivery of housing opportunities	<ol style="list-style-type: none"> 1. Improved quality of household life of 9,320 informal households. 2. Plan to eradicate informal settlements with HDA. 3. Accreditation of 8 municipalities. 4. Implementation of NUSP Programme at 6 priority municipalities.
Increase development of affordable high density rental housing	Output 1: Accelerated delivery of housing opportunities	<p>Affordable rental housing units to be delivered to address the need of 1864 households through:</p> <ol style="list-style-type: none"> 1. Community Residential Units 2. Social Housing 3. Transfer of rental stock.
Land Assembly and Preparation	Output 3: More efficient land utilisation	<ol style="list-style-type: none"> 1. Acquisition of well-located land for human settlements through the HDA 2. Utilisation of state owned land
Settlement Infrastructure Development	Output 3: Access to basic services	<ol style="list-style-type: none"> 1. 11.1% of households without access to adequate safe and healthy water. 2. 20.2% of the households without adequate sanitation facilities. 3. 23.1% of households without access to adequate refuse collection services. 4. 17.9% of households do not have access to electricity.
Upscale Affordable Housing Finance	Output 4: Improved Property Market	<ol style="list-style-type: none"> 1. Provide housing opportunities for households earning between R3,500-R12,000

3.2.4 JOHN TAOLO GAETSEWE DISTRICT MUNICIPALITY IDP, 2012-2017

“Integrated Human Settlements” is one of the Priorities of the District. The current strategic objective in the District IDP that relates to human settlements is: ***“To provide adequate housing to the residents of the District”***. Ten Key Performance Indicators were identified to achieve this objective. The KPI’s relate to housing planning and housing register, Special Programmes, Disaster/Emergency and Military Veteran Housing, Engineering Service provision in Ga-Segonyana and Van Zylsrus, mixed housing in Kuruman and rental housing in Mothibistad.

The John Taolo Gaetsewe District should as part of its mandate as accredited housing authority, ensure that the targets of Outcome 8, the National Development Plan and Provincial Priorities for human settlements presented in the foregoing paragraphs, are achieved. The District targets should further align to the new MTSF from the National Department of Human Settlements.

3.2.5 MUNICIPAL VISION FOR HUMAN SETTLEMENTS

The proposed Municipal Vision for Human Settlements echoes the vision of the National and Provincial Departments of Human Settlements, including Vision 2030 of transforming human settlements namely:



By 2030, human settlements will have transformed to sustainable and efficient human settlements offering the residents access to adequate housing on well-located land, affordable services in better living environments, within a more equitable and functional residential property market.

3.3 STRATEGIC ISSUES AND CHALLENGES

The common issues affecting the entire District in terms of its Strategic Priority “Integrated Human Settlements” development are included in the table below.

Table 61: Human Settlements Strategic Issues

Strategic Priority		Common Issues affecting entire District	Municipalities affected
Integrated Human Settlements	1	Lack of sufficient funding allocations to implement the projects in the Business Plans result in Millenium Development Goals and Outcome 8 targets not being met.	All
	2	Allocations per Local Municipality and for projects from CoGHSTA are not confirmed over a medium planning term.	All
	3	Projects deliver relative small number of units per area, mainly due to reduced allocations.	All
	4	Unavailability of municipal-owned land for housing purposes. Large portions of land owned by mines and traditional authorities	All, especially Kuruman, Kathu, and LM's with traditional land.

Strategic Priority		Common Issues affecting entire District	Municipalities affected
	5	Acquisition of land for human settlement and security of tenure purposes (full title deed), constrained by release of land owned by traditional authorities or National Government.	All
	6	Allocation of sites, especially on traditional land, without municipal consent and planning, increase the backlog.	Joe Morolong, Ga-Segonyana
	7	Land Invasion, especially of land earmarked for human settlements purposes.	Gamagara
	8	Upgrading/eradication of informal settlements.	Gamagara; Ga-Segonyana
	9	Eradication of inadequate mud houses.	Joe Morolong, Ga-Segonyana
	10	Provision of infrastructural services of which the bulk availability and funding are constraining factors.	All, but especially Kathu, Dibeng
	11	Lack of sufficient institutional capacity to administer housing function on District and local level.	All
	12	Housing Subsidy System not fully in place at District Municipality and rolled out to Local Municipalities.	All
	13	Housing Demand Database/Housing Register inadequate, as well as a database that keep project status up to date.	All
	14	Procedure for identification and prioritization of beneficiaries and submissions of beneficiaries to CoGHSTA are not formalised.	All
	15	Housing Policies are not in place	All
	16	Non-alignment of Housing Planning, Business Plans and Implementation with other government and private sectors.	All
	17	Business Plans are individually compiled and submitted by each LM and the District	All
	18	Inadequate cooperation between Municipalities and traditional leaders	Joe Morolong, Ga-Segonyana
	19	Non-Readiness of Municipalities to receive housing developments.(JTG IDP)	All
	20	Housing options provided to communities limited as only certain housing instruments are implemented.	All
	21	Delivery of FLISP and Rental stock and mixed developments have been slow	All

Strategic Priority		Common Issues affecting entire District	Municipalities affected
	22	Increase in mining development result in increased demand and housing backlog.	All, but especially Gamagara and Ga-Segonyana
	23	Geo-technical constraints to housing delivery include areas subject to dolomite and asbestos contamination	Ga-Segonyana; Joe Morolong.
	24	Integrated Human Settlement Forums not formed or active that include private sector, especially mines, and public sector.	All

3.4 OBJECTIVES, STRATEGIES AND PERFORMANCE TARGETS

The successful implementation of human settlements is measured by the District Municipality by means of the IDP Priorities and Objectives contained in the table below. The KPI's were the individual projects in the IDP.

An estimated average housing delivery/supply rate is proposed for the period 2014-2019 in the mentioned table. It also includes the supply rate calculated for the individual local municipalities. The motivation for the rate is discussed in the following two sections that deal with the delivery rate and criteria for prioritisation of allocations.

Table 62 : Targeted Delivery of Housing Units

IDP Priority	Integrated Human Settlements				
IDP Objective	To provide adequate housing to the residents of the District				
		Gamagara	Joe Morolong	Ga-Segonyana	JTG
Housing Backlog 2014	Total Backlog/Need	1,830	5,335	4,106	11,270
Future Growth in Households (2014-2019) – Maximum growth scenario	Future Demand: Low Income	12,180	5,046	6,867	24,094
	Future Demand: Gap Market	9,035	765	2,657	12,457
Proposed Average Supply/Delivery rate of units – 2014-2019	Total Housing Delivery/Supply Rate	1,989 units/year	1,083 units/year	1,156 units/year	5,286 units/year
	Supply for Backlog Eradication by 2022	210 units/year	590 units/year	452 units/year	1,240 units/year
	Supply for Future Growth – Low Income group (moderate growth) by 2019	966 units/year	389 units/year	529 units/year	2,800 units/year
	Supply for Future Growth – Gap Market by 2019	813 units/year (60%)	104 units/year (80%)	175 units/year (60%)	1,246 units/year (60%)

3.4.1 TARGETED DELIVERY RATE OF HOUSING UNITS

The current performance targets to deliver housing units vary across the District, or are unspecified in the Municipal IDP's. The reason for the unspecified and varying targets is due to the fact that the number of allocations that the Municipalities would receive yearly, is not available over a medium term planning period, and changes yearly. Despite this current constraint, housing planning cannot be sufficient without any targets. For this purpose, this section of the report will recommend targets to be motivated and submitted to CoGHSTA.

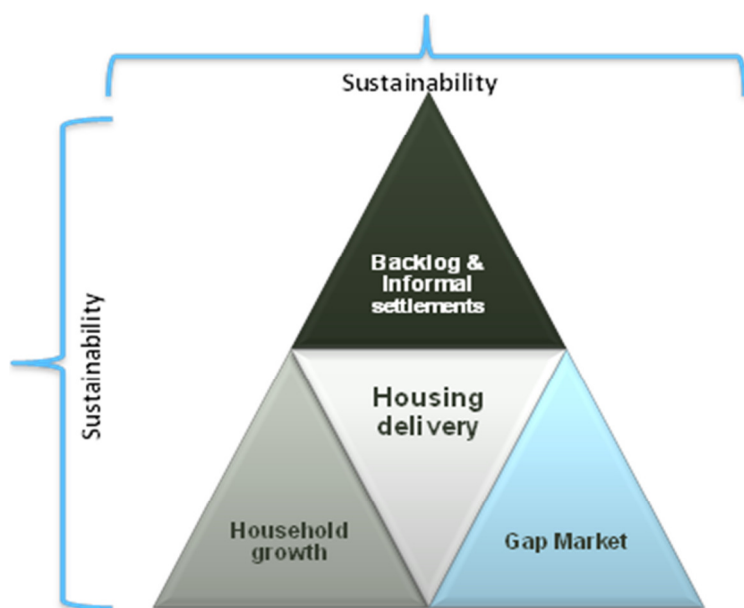
Ideally, the housing target for the District should be to achieve the complete eradication of the housing backlog of 11,270 (2014). The reality is that it is a moving target that changes especially due to population growth, movement and changes in the household income status. For planning purposes, the target to eradicate the complete 2014 backlog is accepted as the base to plan from, and the following scenario's are considered to achieve this target:

Table 63: Scenario's to eradicate the housing backlog

Delivery rate as % of Backlog 2014	2014 Backlog	Target Number of Units p/Year from 2014	2016		2019		2022		2025		2030	
			Units Deliver	% of total Backlog 2014	Units Deliver	% of total Backlog 2014	Units Deliver	% of total Backlog 2014	Units Deliver	% of total Backlog 2014	Units Deliver	% of total Backlog 2014
5%	11270	564	1691	15%	3381	30%	5072	45%	6762	60%	9580	85%
6%	11270	676	2029	18%	4057	36%	6086	54%	8114	72%	11495	102%
7%	11270	789	2367	21%	4733	42%	7100	63%	9467	84%	13411	119%
8%	11270	902	2705	24%	5410	48%	8114	72%	10819	96%	15327	136%
9%	11270	1014	3043	27%	6086	54%	9129	81%	12172	108%	17243	153%
10%	11270	1127	3381	30%	6762	60%	10143	90%	13524	120%	19159	170%
11%	11270	1240	3719	33%	7438	66%	11157	99%	14876	132%	21075	187%
12%	11270	1352	4057	36%	8114	72%	12172	108%	16229	144%	22991	204%
13%	11270	1465	4395	39%	8791	78%	13186	117%	17581	156%	24907	221%
14%	11270	1578	4733	42%	9467	84%	14200	126%	18934	168%	26823	238%
15%	11270	1691	5072	45%	10143	90%	15215	135%	20286	180%	28739	255%
16%	11270	1803	5410	48%	10819	96%	16229	144%	21638	192%	30654	272%
17%	11270	1916	5748	51%	11495	102%	17243	153%	22991	204%	32570	289%

The table above illustrates the various scenarios to eradicate the backlog by the increase in the number of units supplied. The second row illustrates that if 676 units are delivered per year, by 2019 only 36% of the backlog of the District will have been addressed and by 2030 the current backlog could be eradicated. In the event that the Municipality aims to eradicate the backlog by 2019, a minimum of 1,916 units per year should be constructed in the District. A moderate scenario represents a delivery of approximately 1,240 units per year to eradicate the current backlog by 2022.

Considering the average delivery rate of the individual local municipalities, the moderate scenario to eradicate the 2014 backlog by 2022, could be achievable provided that all allocations were directed towards the backlog. To allocate all allocations towards the housing backlog and beneficiaries in the low income group, will result in providing only for indigents and not the gap market as well. Such a situation could increase the financial burden on the municipal revenue base and threatens its financial sustainability. For this purpose, prioritisation criteria should be considered to balance allocations over income groups and to ensure that indigents are afforded opportunities to grow to households that financially support the revenue generation of the municipality.



3.4.2 PRIORITISATION OF PROJECT ALLOCATIONS

The municipal targets for housing supply should balance their yearly allocations towards addressing the backlog, versus providing for the upgrading of informal settlements and providing for the household growth and gap market. This balance is necessary to ensure that the municipality provide for the backlog and for the income groups that increase their revenue base, and hence support the municipal financial sustainability.

In this respect, the following prioritisation criteria is recommended for the prioritisation of projects for the 2014 – 2019 term:

- 80% of allocations to be reserved for projects that address the housing backlog, including the upgrading of informal settlements and backyard dwellers, and the future low income groups.
- 15% of allocations should be towards beneficiaries in the gap market segment.
- 5% of allocations should specifically be dedicated to Vulnerable Groups. Additional allocations to vulnerable groups may be included in the allocations to address the backlog and gap market, to achieve a higher allocation to vulnerable groups per year.

These percentages are informed by the Census 2011 proportional division of the housing backlog per income segment. It is foreseen that these percentage allocations would be adapted over time as the backlog decreases and the tendency continue that household income increases. The percentages per local municipality relate to the proportional division of the housing backlog within the local municipal area.

The criteria above focus strongly on addressing the 2014 housing backlog. The focus should also be to achieve the targets of transforming human settlements towards sustainable and integrated developments that empower the beneficiaries with access to the property market. This would lead to indigents to grow to households that are able to improve their property and afford to pay their bills towards the municipal revenue base.

The following prioritisation criteria is recommended to achieve the transformation of human settlements and increasing the revenue base of the Municipality.

- 50% of all project allocations should be located on well-located land, as per the Outcome 8 and NDP outputs, and include the upgrading of informal settlements on well-located land.
 - During this planning period, the Municipality, with the support of the Mine and HDA, should prepare and/or acquire additional well-located land for human settlement purposes in order to ensure that from 2019 onwards, all projects will be on well-located land. All endeavours should

be taken to achieve this target earlier, and not to construct units on land that will keep beneficiaries within the poverty trap.

- Criteria for well-located land is described in paragraph 4.2 *Land Identification and Acquisition*
- 70% of all project allocations should be within spatial nodes/priority areas for investment and support the integration of towns and neighbourhoods. These projects should provide for mixed housing typologies/income segments and land uses, and/or the provision of institutional or rental stock either within town centres, restructuring zones, or in close proximity to economic and social opportunities. This percentage is proposed to be 20% in the case of Joe Morolong due to its rural settlement pattern and lack of strong economic nodes.

Based on the above criteria and government imperatives, the proposed minimum target for supply of housing units to current households in need, is recommended to be **1,240**. If 1,240 units are reserved yearly towards **backlog eradication**, the current backlog could be eradicated by 2022. 66% of the backlog will be addressed by 2019.

However, due to the increasing mining activity and expected 20,830 new employment opportunities to be created over the next 5 years, the influx of all income groups is expected to increase. Based on the maximum growth scenario by the Gamagara Mining Corridor Study (SMEC, 2013), the expected increase in households in the low income group totals about 24,000 and the gap market 12,457. Assuming this maximum growth and targeting to provide for subsidies for at least the low income group by 2019, the supply rate will have to be increased with 4,096 units per year. Assuming a more moderate scenario of 70% of the maximum growth rate, the supply rate can be reduced to **2,800 units/year for the future low income group**.

To provide in the future gap market by 2019, a delivery of 2,115 units per year will be required. Taking into account the financial constraints in the Province, it is assumed that government may target the delivery of 60% of the gap market that will require a yearly delivery rate of **1,246 units in the gap market**.

It is recommended that the **supply rate for housing subsidies** in the District Municipality should be **increased to 5,286 or higher**, to provide for the backlog eradication of 1,240 units/year, the future demand for subsidies to low income households of 2,800 units/year and the gap market at 1,246 units per year.

The yearly allocations are indicative and may be adapted based on local targeted delivery areas. It is recommended that the number of allocations to the backlog should be higher in the first years since they are the potential beneficiaries already in need of an adequate house. The recommended supply rate per Local Municipality is indicated in Table 62 : Targeted Delivery of Housing Units.

3.4.3 ROLE OF DISTRICT IN INCREASED SUPPLY RATE

The recommended increase in supply of housing units requires a number of factors to be addressed before it could be achievable, especially considering the varying supply rate, and decrease in the average rate of supply the past few years:

- Additional funding is required for the increase in delivery of units. This will require that CoGHSTA approve an increase in funding allocations based on a strong motivated business plan.
- In addition to the funding to be sourced from COGHSTA, additional funding for the acquisition of land, land preparation(planning and servicing) and construction of units in the various income groups should be sourced from other public and private entities. Stronger partnerships should be established with the mines in the Gamagara Corridor through the Gamagara Development Forum. This forum should be extended to deal with the calculated backlog and housing demand, and how each party could contribute towards the development of human settlements in the region.
- To source additional funding, a clear Business Plan should be compiled that sets out the current housing status, housing demand, implementation challenges, planned projects, the development readiness of projects, and the MTEF. This Sector Plan and the NUSP reports will provide this information to the Business Plan. The Business Plan could be drafted per Municipality of District Wide. A strong business plan that motivates the need to eradicate the backlog, to upgrade the informal settlements and to provide for the influx of households due to the mining in the Gamagara Corridor area, should be facilitated by the District. The district could consider to approach HDA or COGHSTA to provide support to this initiative.
- It should also be considered that the Business Plan be focussed towards the Gamagara Corridor Area and that the entire area be escalated as a Priority Area for human settlements development. This initiative will support the Gamagara Corridor Master Plan conducted and will ensure that investment of human settlements, are focussed nationally towards the pressures for housing experienced in the Gamagara Corridor. It is recommended that if such a Priority Project is approved by COGHSTA that the District be the driver of the priority project to ensure is coordinated roll-out to the municipal areas covered by the Gamagara Corridor Area. Such an initiative will also support the District in the increase of its Accreditation Level.
- The District should proof that it has the capacity in terms of its resources, systems and procedures to take on this increase in housing projects. A clear strategy to improve the current capacity should be developed internally. The necessary policies and procedures as indicated in this report, should be compiled.
- Strong Project Management Teams should be established, trained and equipped to champion and successfully manage the increased number of projects.

- The projects on the pipelines should proof their implementation readiness for construction and that potential high risks are managed and mitigated.
- The projects applied for should proof to support the objectives of this plan, and therefore its alignment to Outcome 8 targets, the NDP, the Municipal SDF and economic priority areas of investment in the District.
- The establishment of an Integrated Human Settlements Forum in the District, will support the aim of the District to be the driver of human settlements in the District, and to integrate human settlements initiatives. This Forum could be the vehicle to ensure the roll-out of the housing programmes and initiatives, and form the base from which capacity building is provided, and alignment with other role players in the housing industry.

The following section describes further strategies to deal with the housing issues and challenges in John Taolo Gaetsewe District Municipality.

3.4.4 OBJECTIVES AND STRATEGIES

To address the issues faced by housing delivery in the District, objectives and strategies were formulated for the transformation and implementation of integrated and sustainable human settlements during the planning term 2014 - 2019.

The objectives are directly aligned to the Provincial Priorities and Outcome 8 outputs. The objectives and strategies are further aligned to the NDP actions for Transforming Human Settlements.

Table 64: Human Settlement Objectives and Strategies

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
Informal Settlements Upgrading	Output1: Accelerated delivery of housing opportunities	Improved quality of household life of 9,320 informal households.	To address the short and medium term needs of households within informal settlements and backyards	Provision of basic services and/or social services to informal settlements identified, and upgrade their security of tenure.
				Drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP assessment and findings and MTEF as base, to motivate for additional funding from public and private funders.
		Plan to eradicate informal settlements with HDA.	To manage and eradicate informal settlements and land invasions	To actively identify potential new land invasions and manage the prevention of invasions in terms of the relevant legislative procedures.
				To draft District Wide Policies for the prevention, management, upgrading and relocation of informal settlements.
				To engage HDA to facilitate the identification of alternative well-located land.
		Implementation of NUSP Programme at 6 priority municipalities.	Implementation of NUSP at Gamagara and Ga-Segonyana Municipalities	Provide support to the NUSP programme and plan for the implementation of the strategy and recommendations.
				Consider to engage HDA to facilitate the upgrading of informal settlements, to draft an Informal Settlements Upgrading Plan, prepare the land, undertake community engagements and identify alternative land for relocation

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				<p>purposes.</p> <p>Support the Municipalities with Community Engagement Plans and Re-Settlements Plans.</p>
Accreditation and Institutional Capacity	Output1: Accelerated delivery of housing opportunities	Accreditation of 8 municipalities.	To strengthen the institutional capacity and increase the accreditation level of the District Municipality	Signature of Service Level Agreements between District and Local Municipalities
				Accreditation of District to Level 2 to be addressed through capacity building, training and development, and appointment of staff.
				Appointment and training of Institutional Resources to strengthen the capacity to administer human settlements on District and Local Municipal level.
				Drafting of District Wide Housing Policies (Subsidy Allocation and Beneficiary Management; Social and Rental Housing Policies etc.)
				Identify Priority Project(s) for the District to be implemented.
				Training on and operationalise the Housing Subsidy System on District Level and rolling it out to LM's

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
			To efficiently provide Project Management and Implementation Support to housing project implementation	Establish project management teams for approved projects. The Teams to be trained in project management skills and supported with systems to manage the projects efficiently.
			To ensure coordinated and efficient human settlement planning aligned to Municipal SDF and IDP.	Establish an Integrated Human Settlement Forum for the District as an IGR vehicle for capacitation, project planning, budgeting, reporting and implementation support.
				Facilitate the development of Human Settlements Grant Business Plans that are integrated and aligned with the District Business Plan.
				Compile an Integrated District Wide Housing Demand Database and Register, including a system for continuous updating of housing data and project status.
				Integrate housing subsidy planning and budgeting with infrastructural budgeting and provision of social amenities.
Increase development of affordable high density rental housing	Output 1: Accelerated delivery of housing opportunities	Affordable rental housing units to be delivered to address the need of 1864 households through: 1. Community	Efficient land and resource utilisation through provision of affordably priced rental accommodation.	Identify land owned by the Municipality that is well-located for rental stock.
				Housing Need Register to provide for rental need for income groups R1, 500 - R3, 500(CRU) and from R2500– R7500 (Social Housing) to determine the demand.

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
Land Assembly and Preparation	Output 3: More efficient land utilisation	Residential Units 2. Social Housing 3. Transfer of rental stock.		Engage SHRA and NDoH to provide training on rental or communal options and success factors in the delivery of rental stock, potential partners to engage and property management options available.
				Consumer education on CRU and Social Housing options.
		1. Acquisition of well-located land for human settlements through the HDA	Acquisition and development of well-located land and buildings for human settlements that supports spatial restructuring of settlements.	DM and HDA to facilitate the identification and acquisition of well-located land and buildings within the District, aligned to the SDF and where the housing demand is confirmed. Land identified through a land audit, should be assessed for its compliance to policy directives for suitable and well-located land for human settlements purposes.
		2. Utilisation of state owned land	Optimal and efficient use of existing state owned land.	Compile pre-feasibility studies and appraisal of well-located state owned land or buildings to establish its suitability and potential for human settlement options, towards a pipeline for housing project implementation. HDA could support the District with this strategy. Confirm that municipal densification policies support the intended housing instruments on the land identified; alternatively, compile Densification Policies for areas identified for future integrated and mixed developments, and specifically rental stock.

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				<p>To establish a Traditional Land Task Team with traditional authorities, that will facilitate the demarcation and servicing of sites on traditional land, prior to allocation of sites, and potential release of land to allow access to other housing instruments that require security of tenure, including rental stock.</p> <p>Consider to approach HDA to prepare the land identified and/or acquired for human settlement development.</p>
Upscale Affordable Housing Finance	Output 4: Improved Property Market	Provide housing opportunities for households earning between R3,500-R12,000	To provide a wider range of housing opportunities and funding options to potential beneficiaries	<p>Establish a Development Forum to ensure alignment with economic investments and mining growth in the municipal area, and involve private sector in the provision of housing need for the gap market, especially where demand is high due to mining growth. Establish Implementation Partnerships with private sector for integrated human settlement developments.</p> <p>Partnerships with private sector for integrated human settlements developments.</p> <p>To engage with public and private entities in the financing sector regarding gap market financing instruments, especially for beneficiaries of subsidies such as FLISP.</p> <p>Identify land and buildings suitable for the gap market and integrated developments with support from HDA, and prepare</p>

National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				feasibility studies for a mixed income development model.
				Consider alternative building technologies and ensure quality housing products are delivered.

4 CHAPTER 4: HUMAN SETTLEMENTS PROJECTS AND PLANS

4.1 INTRODUCTION

Chapter 1 to 3 laid the foundation to describe the housing need, the challenges and issues with housing delivery, and the strategies to achieve the successful delivery of human settlements. Chapter 4 will set out the envisaged projects to be implemented and the associated risks to mitigate. Human settlements cannot function without the availability of land, therefore the plans to identify and prepare land for development readiness, are set out. Finally, all these plans need to be integrated in terms of the spatial location, their infrastructure provision, institutional arrangements and budgeting.

4.2 LAND IDENTIFICATION AND ACQUISITION

The national target to address **Outcome 8: Output 4 - More efficient land utilisation for human settlements development**, is to set aside at least 6250 hectares of well-located public land for low income and affordable housing. The District and Local Municipality have a role to play in achieving this target.

The housing demand estimated for the planning period 2014- 2019 requires that approximately 335 hectares of land to be available in the JTG District to supply in the estimated housing backlog and another 2,246 hectares to accommodate the household growth in total with various housing options from both the public and private sector. This land need is divided per local municipality as follows for the planning period 2014- 2019:

- **Gamagara Municipality:** Approximately 60 hectares are required to accommodate the housing backlog and another 1,404 hectares to accommodate various housing options due to the household growth.
- **Ga-Segonyana Municipality:** Approximately 132 hectares are required to accommodate the housing backlog and an estimated 536 hectares to accommodate the household growth in total.
- **Joe Morolong Municipality:** Around 143 hectares are required to accommodate the housing backlog and an estimated 306 hectares to accommodate the household growth.

Some of the Municipalities have commonage and municipal land that could be developed to supply in the housing demand as per Outcome 8. The areas identified as in need of land to be acquired are Kuruman and Kathu/Sesheng.

- **Kathu/Sesheng:** Negotiations were held with the mine to acquire land to integrate Kathu and Sesheng. Consultations with the municipality confirmed that two areas located central in

Kathu/Sesheng, have been transferred from Kumba Mine to the municipality for low cost housing purposes. The areas are well-located to support the integration of the two areas.

The Joe Morolong Local Municipality IDP (2013/2014) does not mention any land acquisition initiatives in the municipal area, however, consultations revealed the pressing need for land that should be released for human settlements purposes. Availability of land is a challenge due to the majority of land being held by National Government under custodianship of traditional authorities. This state also affects Ga-Segonyana Municipality. The lack of security of tenure prohibits the implementation of housing instruments such as CRU, FLISP, Social Housing and Full Incremental Upgrading up to Security of Tenure. It further results in these areas not to achieve the NDP and Outcome 8 mandate to improve access of beneficiaries to the property market.

It is proposed that a Traditional Land Task Team should be established, comprising of the relevant Traditional Authorities, Local Municipality, Department of Rural Development and Land Reform, and HDA. The task team should be driven and facilitated by the HDA as per its mandate. The team should specifically deal with options to release part(s) of state-owned, private or traditional land to allow security of tenure and therefore development of additional housing instruments such as CRU, FLISP, Social Housing etc.

The Task Team should further deals with the identification of villages in need of additional sites, the demarcation of sites on land supported by the Traditional Authority, and surveying of the sites towards an approved General Plan. The sites can thereafter be serviced and allocations be made by Traditional Authorities in an orderly and planned manner. This initiative will not only provide for planned village extensions, but will allow a larger variety of housing options for the residents in traditional areas to be available.

HDA supports the District area with the acquisition and assembly of land for human settlement purposes. It is proposed that the District facilitate the identification of all land available and proposed to be acquired, for HDA to assess its potential and facilitate the land assembly processes. Where land audits have been completed, the HDA could assist to verify the suitability of the land identified in the audit, in terms of the criteria for well-located land.

Land and/or buildings identified for acquisition should comply with at least the following criteria:

- The land or building should be well-located for integrated human settlement purposes.
- The land or building should be supported by the Municipal SDF, and be within the urban edge of towns with approved urban edges.
- The Municipal SDF should allow high densification of the property.

- The land should have bulk infrastructure services available for the intended housing project, including suitable and safe access and accessibility.
- The geo-technical conditions should be suitable and not be subject to dolomite or asbestos contamination, which is specifically evident in this region.
- The land should preferably not be subject to land claims.
- In the event that the municipal SDF or densification policy does not allow densification as per the Institutional housing instruments of CRU and Social Housing, the Housing Division should facilitate the reconsidering of the relevant policies to allow for higher densities and lower parking requirements, and to ensure that bulk infrastructure is available for the higher densities.

Once the land has been acquired or set aside for human settlements development, the Municipality may approach the HDA in consultation with the Province, to prepare the available land for human settlement development. It is recommended that it includes the preparation of human settlements implementation pipeline and programme.

4.3 INFORMAL SETTLEMENTS AND BACKYARDER'S PLAN

According to Census 2011 figures a total of 6,542 households in the John Taolo Gaetsewe District were resident in informal dwellings 2011. The overall largest number of informal dwellings was registered in the Ga-Segonyana Municipality (46% of the total, or 3,039 units), followed by Gamagara (2486 units).

Of the 6,542 informal dwellings in the District, 46% were backyarders (2,979 units) and 54% informal dwellings in an informal/squatter settlement (3,563 units). The number of backyard dwellings has experienced a large increase over the last decade from 758 in 2001 to 2,979 in 2011 – an increase of 293%.

The largest growth in backyard dwellings in terms of numbers was in the Ga-Segonyana Municipality, which experienced an increase of 1,039 backyard dwellings. Informal dwellings in an informal/squatter settlement experienced the largest increase in terms of numbers in the Gamagara Municipality, which experienced an increase of 820 informal dwellings.

The Informal Settlements and Backyarder's Plan for the three Municipalities are discussed separately.

4.3.1 GAMAGARA MUNICIPALITY

The status of informal settlements and backyard dwellings in Gamagara Municipality can be described with the following Census 2011 figures:

- The total informal dwellings in the Gamagara Municipality totalled 2,484 in 2011.
- Of the 2,484 informal dwellings, 40% (1,005 units) were informal dwellings in a backyard while 60% (1,479 units) were in an informal/ squatter settlement or on a farm.
- Informal backyard dwellings experienced the largest increase during the period 2001 to 2011 of 797% from 112 in 2001 to 1,005 in 2011.
- The highest number of informal backyard dwellings are located in Ward 5: Sesheng (730 units), Ward 2: Dibeng (140) and Ward 4: Olifantshoek (64 units).
- In terms of informal dwellings in an informal/ squatter settlement, the highest numbers are also in Ward 5: Sesheng (927 units), Ward 2: Dibeng (306 units) and Ward 4: Olifantshoek (195).

The Gamagara Municipality is included in the National Upgrading Support Programme (NUSP). The key findings from the NUSP Assessment and Categorisation Phase are as follow:

- There are three (3) informal settlement areas in Olifantshoek, namely Diepkloof, Skerpdraai and Welgelee.
- An informal settlement has started to develop in Dibeng adjacent to the existing settlement.
- In both Dibeng and Olifantshoek, the Municipality commenced with township establishment (1200 erven).
- Although there are informal settlements within the Kathu area, the Municipality indicated that they have already started with the process to upgrade these settlements (mainly in Sesheng). In Kathu all informal households have been settled on formal stands with access to services.
- The informal settlements that were identified to form part of the NUSP programme are listed in more detail below as well as the proposed intervention category:

Table 65 : NUSP Informal Settlements

Informal Settlement	Number of Units	Intervention Categorisation
Ward 2: Dibeng	800	Interim basic services and ultimately full upgrade (B1)
Ward 3: Olifantshoek: Skerpdraai	300	Interim basic services and ultimately full upgrade (B1)
Ward 3: Olifantshoek: Diepkloof	120	Interim basic services and ultimately full upgrade (B1)
Ward 4: Olifantshoek: Welgelee	186	Interim basic services and ultimately full upgrade (B1)
Ward 4: Olifantshoek: Danger zone	8	Relocated to Diepkloof.

Although the land ownership and township establishment processes are in place for the areas affected, it should be noted that Dibeng and Kathu are experiencing water shortages and a lack of adequate bulk water can thus be cited as a restraining factor. Availability of bulk infrastructure for the settlement should therefore be confirmed.

With mining activities in the Kathu and Sesheng surrounds, potential exist that informal settlements could expand or lead to further invasions of land identified for housing, or vacant. The management of vacant land should therefore be improved to prevent further indiscriminate settlements. A Policy for the Management of Informal Settlements is recommended. The Gamagara NUSP includes the components to be addressed in the Policy.

The NUSP project further revealed that the expectation is that large numbers of the informal settlers may not qualify for subsidy housing due to higher income or other factors. For this purpose, a door-to-door survey is recommended to determine the actual number of potential qualifying beneficiaries. The need for housing subsidies will be finalized thereafter and included in the Project List.

Further, the tendency remains that informal settlements are increasing in Dibeng and Olifantshoek, and pro-active strategies to prepare sufficient well-located land for housing should be adopted. The ultimate aim should be to prevent indiscriminate settlement by having serviced land ready to accommodate the households in need of sites and housing units. This could include focussing stronger on the delivery of serviced land where potential beneficiaries could be accommodated by means of formal security or lease, whilst they are assisted over time with the construction of adequate houses, either by themselves, or through housing subsidy support.

The categorisation of the informal settlements formed part of the first phase of the NUSP programme. The NUSP Strategy and Programme Report is in a final draft stage. The Strategy provides clear Response Plans per settlement, as well as costings, time frames and implementation schedules. The strategy further provides the institutional arrangements that are required following an assessment of

the current municipal capacity strengths and weaknesses. The report recommends that a community worker and building inspector should be appointed, and that an Informal Settlement Coordinating Committee must be established to take ownership of the NUSP Strategy and facilitate the implementation thereof.

A detailed Project Risk Assessment and Plan with mitigation measures were drafted for the key risks inherent in the programme. Further detail can be sourced from the NUSP Strategy and Programme Report.

The NUSP prioritised the settlements for interventions and ultimate upgrading as follows:

- 1 = Dibeng (800)
- 2 = Olifantshoek – Skerpdraai (300)
- 3 = Olifantshoek – Diepkloof (120)
- 4 = Olifantshoek – Welgelegen (186)

The NUSP report includes a detailed breakdown of the Multi-Year Budget Requirement per Settlement.

4.3.2 GA-SEGONYANA MUNICIPALITY

A total of 3,039 households were living in informal dwellings in 2011 according to Census 2011 figures. 47% of the informal dwellings (1,418 units) were backyarders, while 53% (1,621 units) were located in an informal settlement. The NUSP programme identified approximately 4353 households staying in informal settlements, including the villages.

Informal backyard dwellings experienced a large increase over the last decade, from 389 in 2001 to 1,418 in 2011 (264% increase). The largest number of informal dwellings (both backyard and those in informal settlements) was located in Ward 2 (637 and 338 respectively). Other high numbers of backyarders were present in Wards 12, 10, 6 and 3 and informal dwellings in informal settlements in Wards 6, 3, 12, 11 and 10.

The informal settlements/villages that exist in the Ga-Segonyana Municipality have developed in a linear fashion in a north westerly direction of the municipal service hub of Kuruman. The furthest settlement is located 37km away from the core area. The majority of the settlements are located on traditional owned land. These settlements have grown over time as a result of the considerable mining activity in the area and the subsequent influx of people. Due to the distance between these settlements and the service centre of Kuruman, the settlement pattern of these villages creates major issues in terms of the cost of infrastructure provision and its related maintenance.

The Ga-Segonyana Municipality is included in the National Upgrading Support Programme (NUSP). The Ga-Segonyana Informal Settlements Strategy and Programme Report clustered the settlements into four settlement zones in the development of its strategy and programme. The different zones and the settlements within them are shown in the following table (see also Figure 54).

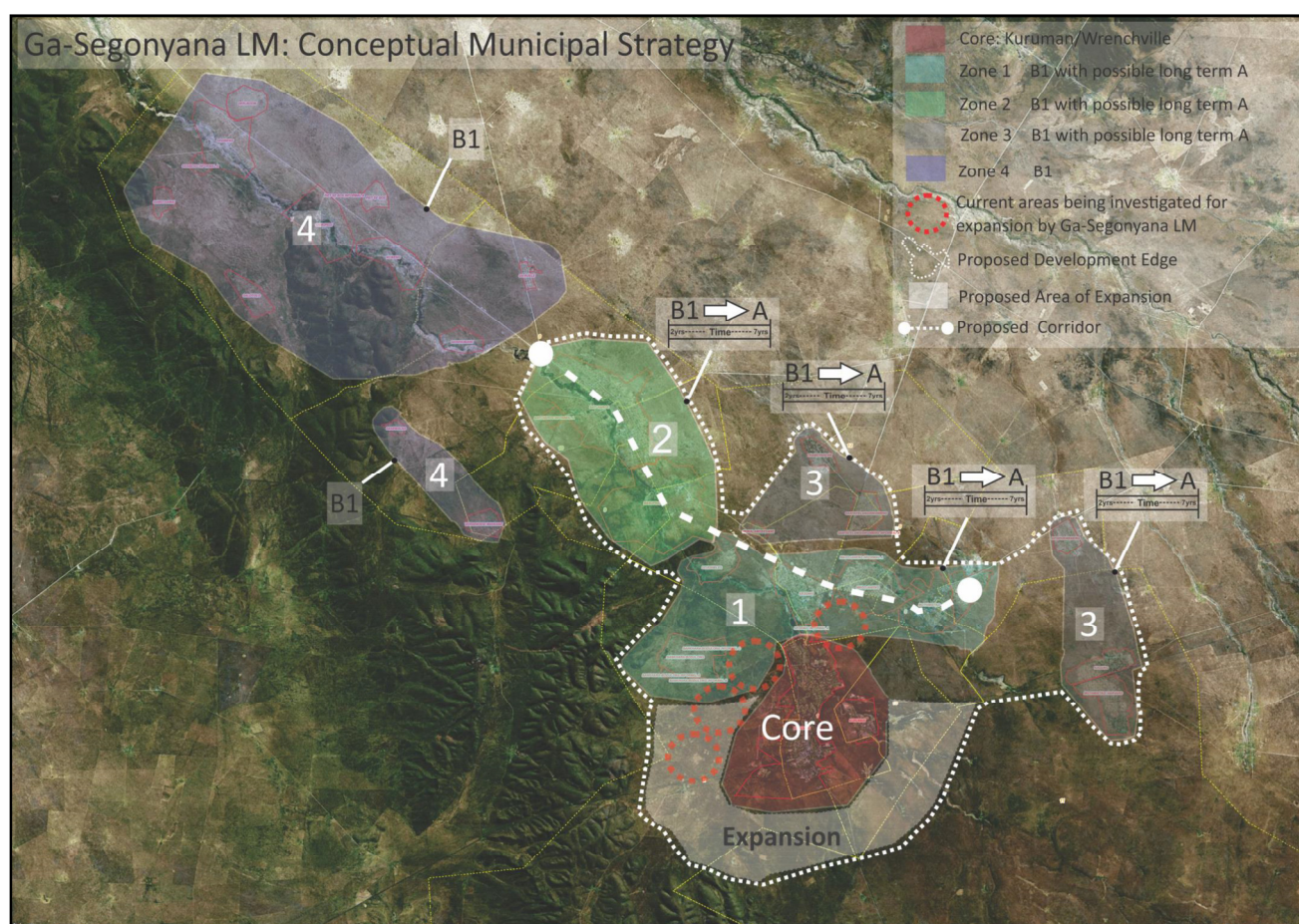
Table 66: Ga-Segonyana Informal Settlement Cluster Zones

Zone 1 Settlements	Zone 2 Settlements	Zone 3 Settlements	Zone 4 Settlements
Bankhara-Bodulong Mothibistad Magojaneng Mapoteng Seoding Seven Miles	Batlharos Maruping	Ditshowaneng Gantantelang Mothibistad/Harvard Kagung Mokalamosesane Thamoyanche	Gasebolao Vergenoeg Gasehubane Ncweng Galotolo Gamopedi Piet se Bos Sedibeng Gamotsamai Ga-ruele

Within Zone 1 there are two formal townships namely Mothibistad and Bankara-Bodulong, which are not established on traditional owned land. These two settlements however, despite largely consisting of formal dwellings and having bulk infrastructural services, still have a considerable amount of informal dwellings with very limited basic services surrounding them.

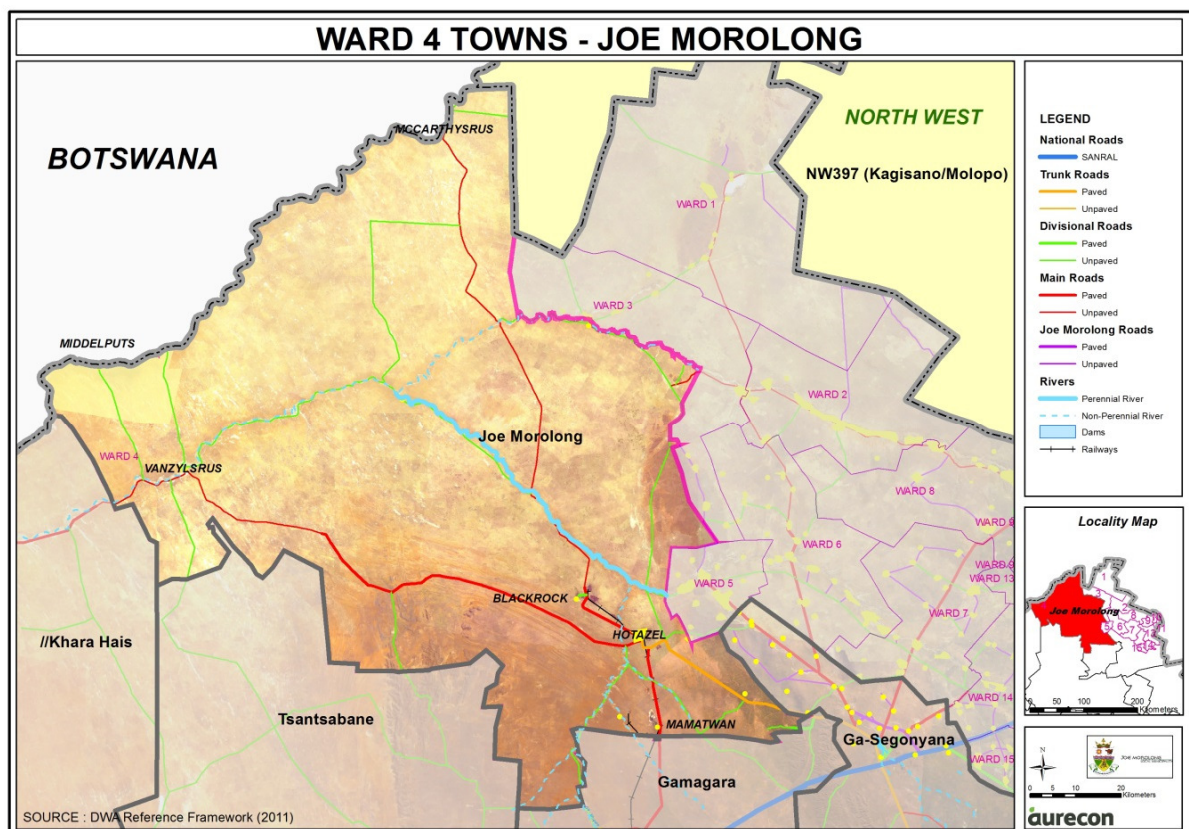
In terms of the NUSP categorisation, the villages in zones 1 to 3 are assigned a short to medium term upgrading category of B1 (Interim Basic services) and a long term or eventual upgrading category of A (Full Upgrading). The settlements/villages in Zone 4 are assigned a medium term upgrading category of B1. The villages in Zone 4 were assigned a B1 category due to their sprawled and scattered nature. With these villages located a great distance away from the service centre of Kuruman, their upgrading to a level of service and top structures proposed within zone 1-3 are considered to be not economically feasible when considering the maintenance of these infrastructural elements over its life cycle.

Figure 54: Ga-Segonyana Municipality Conceptual Municipal Strategy



Informal backyard dwellings have however increased with almost 300 units (117%). The majority (77%) of informal dwellings are located on traditional land. Informal backyard dwellings are spread uniformly across the wards in the municipality, with the only significant number present in Ward 4 with 166 backyarders. Ward 4 consists of the following settlements and towns: Vanzylsrus, Blackrock, Hotazel, Mamatwan and McCarthysrus. This is also the case with informal dwellings in informal squatter settlements, with the most significant number (83 units) in Ward 13.

Figure 55: Joe Morolong Municipality Ward 4



With potential increased mining activity in the Municipality, especially near Hotazel (Ward 4), the timeous provision of housing must respond accordingly in order to avoid the potential increase of informal dwellings.

4.3.4 ROLE OF THE DISTRICT IN INFORMAL SETTLEMENT UPGRADING

In conclusion, the successful implementation of the MTEF's and mitigation of potential risks identified, is to ensure that the respective local municipalities have the financial and human resource capacity to steer the processes of upgrading or relocation of informal settlements. Continuous consultation with communities is a further critical success factor to the informal settlements upgrading program.

The role of the District in respect of informal settlements and the NUSP programme, is to provide support to the Local Municipalities with the acquisition of budgetary funding for the implementation of the Medium Term Expenditure Frameworks. This could be in the form of providing budget from the District coffers, or assisting to motivate and source funding from COGHSTA and the various funding agencies identified in the report. The drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP findings as base, could support the motivation for additional funding from public and private funders.

Where settlements should be relocated and the Municipalities do not have the resource capacity to facilitate and fund the relocation processes, the District should consider to support the local municipality with a re-settlements plan. The assistance of Housing Development Agency in the facilitation of the planning and upgrading of informal settlements, including the sourcing of funding for services, is recommended to fast-track and properly manage these processes. HDA could also assist with the identification or acquisition of alternative land for re-settlements.

Support should also be provided in respect of formulation of Policies to manage and prevent illegal occupation of land, the prioritisation of upgrading and the processes for the relocation of settlements. By formulation these policies and procedures district wide, will prevent contradicting policies between neighbouring municipalities.

The District could also support its municipalities with a Community Engagement Plan to ensure the community is well informed of their options, the strategy planned and budget available to improve their current state.

4.4 BREAKDOWN OF NATIONAL HOUSING SUBSIDY INSTRUMENTS AND POTENTIAL FUNDERS

One of the issues identified in the Analysis Phase, is that only certain housing instruments were implemented in the District Municipality, whilst a range of housing options or instruments may be available to the households. The following table provides a breakdown of the housing instruments planned to be implemented based on the intentions of the District Municipality.

Table 67 : Breakdown of National Housing Subsidy Instruments to be accessed

Housing Instrument	Number of Units	2013/14	2014/15	2015/16
Financial	N/A	R1,560,000	R1,500,000	R1,700,000
Individual housing subsidy	122	R948,000	R220,000	
FLISP and military veterans	200			
Mixed Development	0	-	-	-
CRU	16			
Project linked	488			
Total	826	R2,508,000	R1,720,000	R1,700,000

The issue with land ownership limits the implementation of various housing instruments in the municipal area and impacts on the existing mixed/integrated human settlements project. It further does not support the NDP vision to use housing provision as a vehicle for residents to access the property market.

For this purpose, recommendations were made in paragraph 4.2 to release parts of traditional land for projects that require title deeds of the land to be owned by the municipality. This will require agreement and cooperation between National Government, Traditional leaders and the Municipality.

The potential funder(s) to housing delivery in the District Municipality, and their estimate financial contribution at the time of drafting this plan, are summarised in the following table.

Table 68 : Estimated Financial Contributions per Funder

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
JTGDM	R1,560,000	R1,220,000				
JTG BSI, LM's, COGHSTA in collaboration with private sector and other social partners	R92,000					
COGHSTA	R616,000					

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
COGHSTA and JTGD	R240,000	R500,000	R1,700,000			
Total	R2,508,000	R1,720,000	R1,700,000	-	-	-

To date, the key funders of human settlements in the District, was the District and COGHSTA and the same is depicted for the next 5 years. The mining houses provide significant support in the Gamagara Corridor area with the planning and servicing of land, and release of land for housing purposes.

The lack of funding for the last three years, is due to the uncertainty of funds available, and will be updated yearly with the review of the IDP, and the securing of funds.

4.5 PLANNED HUMAN SETTLEMENTS PROJECTS AND AVAILABLE FUNDING

A Project list and Programme of Planned Human Settlement Projects, were compiled in consultation with the Municipality. It incorporates the recommendations from the NUSP report, as well as the projects in the Province

The following is the Project list for the 2019-20

- National Housing Needs Register
- Consumer education
- Review of Sector Plan
- Review of Integrated Transport plan
- Review of the Integrated Infrastructure Plan
- Mandela Day House in Churchill
- Bankhara Bodulong 200 units (23 houses left)
- Magobing topstructure 89 units
- Lotlhakajaneng topstructure 50 units
- Churchill Town Planning
- Housing units Constructed by JTGD

- Fencing of Cementries in the District
- Town Planning 5700 Kathu and Designs
- Civil Services for 1265 sites
- Construction of Roads in the Districts
- Water refurbishment in the District
- Sanitation installation in the District
- Wrenchville Housing 241 unit

4.6 INTEGRATION OF HUMAN SETTLEMENTS PLANNING

Each of the human settlement projects, should be aligned to the sector plans of the municipality and related departments. For this purpose, the following table reveals whether integration and alignment have been confirmed with the relevant Sector Plan or Department, and where gaps still exist to complete the integration of projects.

Table 69 : Human Settlements Planning Integration

Project name:	District Municipal IDP & Housing Sector Plan	Integrated Development Plan	Spatial Development Framework	Water Services Development Plan	RBIG	Integrated Transport Plan	Local Economic Development	Dept of Education	Dept of Health & Social Dev	Dept of Roads & Transport	Eskom
Housing sector plans and accreditation business plan reviewed and updated	Yes	Yes	Yes	NA	NA	Yes	NA	NA	NA	NA	NA
Housing register compiled and maintained	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Mandela Day	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA

Project name:	District Municipal IDP & Housing Sector Plan	Integrated Development Plan	Spatial Development Framework	Water Services Development Plan	RBIG	Integrated Transport Plan	Local Economic Development	Dept of Education	Dept of Health & Social Dev	Dept of Roads & Transport	Eskom
House(s) constructed											
Special Programmes	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Engineering services provided for 222 sites	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Kuruman Mixed Housing Development project concluded	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Mothibista Rental Housing constructed	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Vanzylsrus engineering services improved	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Disaster housing	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Military veteran housing	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Drafting of Housing Policies	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA
Acquisition of land	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA

Project name:	District Municipal IDP & Housing Sector Plan	Integrated Development Plan	Spatial Development Framework	Water Services Development Plan	RBIG	Integrated Transport Plan	Local Economic Development	Dept of Education	Dept of Health & Social Dev	Dept of Roads & Transport	Eskom
Survey to determine farm worker housing demand	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA
Gamagara Corridor Human Settlements Business Plan	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA

The District Municipality has ensured alignment and integration of the District projects to the Municipal IDP and SDF. Future alignment of human settlement projects to transport planning is recommended and is a key priority in the National Development Plan. Mixed or integrated human settlements projects and rental stock provide for higher residential densities and require the inclusion of social and public amenities. The provision of these amenities is dependent on the alignment of planning for the settlement with the relevant Departments, whether it is the Department of Health, Education or Sports, Arts and Culture. To improve alignment of human settlements planning with these sector departments, it is recommended that they be part of the Integrated Human Settlement Forum, especially during the months where project planning and budgeting is done.

Alignment internally and with other departments and institutions, is a critical success factor in the delivery of integrated human settlements. Since human settlements encompasses an integrated approach, it is recommended that the Human Settlements/Housing Division of the Municipality take the lead in ensuring alignment and coordination of planning, budgeting and implementation of human settlements. This way the Housing Unit can become the driver of human settlements in the Municipality with support from planning and technical services.

4.7 RISKS ASSESSMENT AND MITIGATION

A Risk Assessment was conducted by the Municipality for each of the planned projects. It is clear that the major risks facing housing projects in John Taolo Gaetsewe District Municipality are:

- Financial constraints to plan and implement housing projects.
- The lack of a beneficiary allocation system and policy create potential high risks to the municipality in the successful management of beneficiaries.

4.7.1 MILITARY VETERAN HOUSING

Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H;M;L	Consequence	Rank	Proposed Actions to Mitigate Risk
Land	Extent of dolomite	H	Affect the current b/p	H	Alternative land
Environment	Protected species (Kammel Doring trees)	H	Affect the current b/p	H	Alternative land
Funding	No funds available	M	Prolonged availability of funds	M	Continue lobbying funds
Beneficiaries	More beneficiaries than identified	M	More land are required / reduction of land targeted for other purposes	M	Increase land

4.7.2 SPECIAL PROGRAMMES

Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H;M;L	Consequence	Rank	Proposed Actions to Mitigate Risk
Land	Identify the another site where the house will be built so the husband will benefit	High	The husband will not benefit if another site has not been identified		The municipality to budget for the programme and also ask funds from COGHSTA

Risk Categories	Identified Risks	Risk Analysis			
			There is no house constructed for 2017/18 financial because of lack of funding for the Special programme,		

4.7.3 HOUSING REGISTER COMPILED AND MAINTAINED

Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H;M;L	Consequence	R a n k	Proposed Actions to Mitigate Risk
Funding	Funding not sufficient	High	Project cannot be implemented together with the housing sector plans	M	Request additional funding from COGHSTA and Private Sector (Blackrock mine).
Tender	Tender had to be re-advertised	High	Project cannot be implemented together with the housing sector plans. This will have an impact on the accreditation process.	H	Speed up the tender process and appoint the contractor.

The projects included in the Local Municipal Sector Plans, registered the following risks with which the District could provide support to mitigate:

- Same as for the District, financial constraints are the highest listed risk to plan and implement housing projects.
- Illegal invasion of land lead to developments that are not properly planned to maximise and optimally use the land available.
- Lack of institutional arrangements and capacity for the management of rental stock and land invasions. Joe Morolong indicated the lack of institutional arrangements and municipal capacity to administrate housing. The Municipality does not have an appointed Housing Manager or Town Planner.

- The lack of a beneficiary allocation system and policy create potential high risks to the municipalities in the successful management of beneficiaries.
- The communal and Traditional land ownership limits individual title and therefore the implementation of various housing instruments.
- Informal allocation of sites leads to developments that are not properly planned to maximise and optimally use the land available.
- The scattered and dispersed nature of the settlement pattern, hinder progress and access to the project sites, especially in Joe Morolong and Ga-Segonyana.
- Lack of coherent planning between the Municipality and COGHSTA result in delays in housing delivery.

4.8 CONCLUSION

The Integrated Human Settlements Sector Plan aimed to provide the strategic direction for transforming human settlements in the John Taolo Gaetsewe District Municipality and aligning it to the Provincial Department. This transformation relate to accelerating human settlement delivery on well-located land, that provide opportunities to beneficiaries to access the property market and have sufficient access to social amenities and economic opportunities. This transformation will further support the integration of our communities and the spatial restructuring of the towns and villages in the Municipal area.

Chapter 2 analysed the environments that impact on human settlements, and determined the housing need for the John Taolo Gaetsewe Municipality. Chapter 3 directed the objectives and strategies towards the National and Provincial strategic direction, and ensured that all issues identified during the Analysis Phase, were addressed through the objectives and strategies formulated.

Projects and plans were then formulated to plan and implement human settlement projects, to upgrade informal settlements, and to acquire or develop land for human settlement purposes for the 2014-2019 planning period.

This report is the Final John Taolo Gaetsewe Integrated Human Settlements Sector Plan, 2014 – 2019.

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Annexure A: Legislation

1. THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996

The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) has given municipalities a number of developmental responsibilities. According to sections 152 and 153 of the Constitution, local government is responsible for the development processes in municipalities, including municipal planning. The Constitution also provides a clear indication of the intended purposes for municipal integrated development planning, which is to:

- Ensure sustainable provision of services;
- Promote social and economic development;
- Promote a safe and healthy environment;
- Give priority to the basic needs of communities; and
- Encourage the involvement of communities.

The Bill of Rights contained within the Constitution also entrenches certain basic rights for all citizens, including the right to have access to adequate housing. Other relevant sections within the Constitution include:

Table A 1: Housing Related Sections within the Constitution

Section	Right Defined	Nominated Beneficiaries
Section 26(1)	The right of access to adequate housing.	Everyone
Section 26(3)	The right not to be evicted from your home or have your home demolished, without an order of court, made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.	Everyone
Section 28(1)(c)	The right to shelter.	Every child
Section 35(2)(e)	The right to adequate accommodation at State expense.	Everyone who is detained, including every sentenced prisoner.

Other Constitutional rights that can be used to protect housing include:

- The right to equality (section 9);
- The right to just administrative action (section 33);
- The right to dignity (section 10); and
- Section 25(6) also protects vulnerable groups by reinforcing security of tenure.

2. THE INTERGOVERNMENTAL RELATIONS FRAMEWORK ACT, 2005 (NO. 13 OF 2005)

Section 4 of the Act states the objective of the Act as to provide within the principle of co-operative government (set out in Chapter 3 of the Constitution) a framework for the national government, provincial governments and local governments and all organs of state within those governments, to facilitate co-ordination in the implementation of policy and legislation, including:

- Coherent government
- Effective provision of services
- Monitoring implementation of policy and legislation and
- Realisation of national priorities

The Act provides for intergovernmental structures to be established between all spheres of government, including Provincial and Municipal intergovernmental forums. Section 18 describes provincial intergovernmental forums to have the following functions:

- To consult on matters of mutual interest including the implementation of national policy and legislation; draft national policy and legislation relating to matters affecting local government interests in the province; implementation of national policy and legislation; development and implementation of provincial policy and legislation; co-ordination of provincial and municipal development planning to facilitate coherent planning in the province; co-ordinate and align strategic and performance plans and priorities, objectives and strategies and
- To consider reports from other provincial intergovernmental forums and district intergovernmental forums in the province.

The Act further allows for the establishment of interprovincial forums, district intergovernmental forums and inter-municipality forums.

3. THE DIVISION OF REVENUE ACT

The Division of Revenue Act (DORA) is a vital and annually prepared piece of legislation, which impacts directly on the delivery of integrated human settlements, and housing in particular. In operational terms, the DORA provides an equitable share of funding to municipalities, which is an unconditional grant and is used largely for operational purposes. It is therefore important for Councillors and Officials responsible for housing to understand it in relation to establishing housing delivery capacity. Chapter 3 of the Act refers to the conditional allocations made to provinces and municipalities, and the following have a direct impact on the development of integrated human settlements.

a) THE INFRASTRUCTURE GRANT TO PROVINCES

The Infrastructure Grant to Provinces, set out in Schedule 4 of the Act, supplements the funding of infrastructure programmes funded from provincial budgets to enable provinces to address backlogs in provincial infrastructure. A province must ensure, for example, that its provincial departments responsible for education, health and roads are responsible for all capital and maintenance budgets and spending for those functions. An accredited municipality must also take into account any criteria for the prioritisation of projects – as determined by the province – and comply with national housing policies and programmes.

b) MUNICIPAL INFRASTRUCTURE GRANT

The Municipal Infrastructure Grant (MIG) set out in Schedule 4 of the Act supplements the funding of infrastructure programmes funded from municipal budgets to enable municipalities to address backlogs in municipal infrastructure required for the provision of basic services.

c) INTEGRATED HOUSING AND HUMAN SETTLEMENT DEVELOPMENT GRANT

Accreditation of municipalities' grants must be implemented progressively, and must at least include the following requirements:

- Authority to administer national housing programmes, including the administration of all housing subsidy applications;
- Authority to grant subsidies and approve projects to be funded from uncommitted housing subsidy funds from the financial year;
- An obligation to comply with the capacity and system requirements prescribed by the provincial accounting officer responsible for housing;

- An obligation to provide reports on housing demand and delivery to the provincial accounting officer; and
- An obligation to provide information on the levying and collection of rental in respect of all municipal owned houses.

An accredited municipality must also:

- Take into account any criteria for the prioritisation of projects, as determined by the province;
- Comply with national housing policies and programmes; and
- Participate in national housing programme forums.

4. NATIONAL HOUSING ACT, 1997 (NO. 107 OF 1997)

The government's primary housing objective is to undertake housing development, which section 1 of the Housing Act (No. 107 of 1997) defines as being, "the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to: permanent residential structures with secure tenure, ensuring internal and external privacy, and providing adequate protection against the elements, potable water, adequate sanitary facilities and domestic energy supply."

The Housing Act sets out the general principals applicable to housing development that national, provincial and local spheres of government must adhere to, encourage and promote. Broadly, the principals set out in the Act affirm the Bill of Rights and the policies of the state regarding prioritisation of the needs of the poor and marginalised, sustainability, integration, consultation, good governance, empowerment, equity, optimal use of resources and compliance with sound land development principals.

In Section 9(1) (f) the Act states that, "every municipality must, as part of the municipalities' process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, coordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction." This planning should include a plan of the local housing strategy.

Every municipality must, as part of the process for integrated development planning, take all reasonable and necessary steps to ensure that:

- The inhabitants of its area have access to adequate housing on a progressive basis;
- Conditions not conducive to the health and safety of the inhabitants of its area are prevented or removed; and
- Services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a manner which is economically efficient.

Municipalities must also set housing delivery goals in respect of their areas, and identify and designate land for housing development.

The following legislation is meant to reinforce the Housing Act:

- Housing Amendment Act (No. 28 of 1998);
- Housing Second Amendment Act (No. 60 of 1999);
- Housing Amendment Act (No. 4 of 2001);
- Housing Consumers Protection Act (No. 95 of 1998), and regulations approved in terms of this Act;
- Rental Housing Act (No. 50 of 1999);
- Breaking New Ground Policy on Housing ; and in the Northern Cape, the
- Northern Cape Planning and Development Act (No. 7 of 1998).

5. HOUSING CONSUMER PROTECTION MEASUREMENTS ACT, 1998 (95 OF 1998) (HCPMA)

This Act makes provision for the protection of housing consumers and establishes the National Home Builders Registration Council (NHBRC).

The HCPMA determines that the MEC concerned should exercise the following functions on condition that the home builder is registered in terms of the Act and has enrolled the project with the NHBRC:

- Approve a housing development project in respect of which a housing consumer is eligible for a state housing subsidy in respect of a dwelling unit that has been or is to be constructed as part of that project.
- Grant a state housing subsidy to a housing consumer for the construction or sale of a home by a home builder.

- Pay a home builder any portion of housing subsidy funds in respect of a housing development project approved by it (Section 14(2)(d) of the HCPMA).

6. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (NO. 16 OF 2013) (SPLUMA)

a) Recognising the problem

This Act recognises the challenges for many people living in the country who live and work in places defined and influenced by past spatial planning and land use laws and practices which were based on racial inequality, segregation and unsustainable settlement patterns. The inefficiency of multiple laws at different spheres of government has created fragmentation, duplication and unfair discrimination. It also recognises that some parts of our urban and rural areas are excluded from the benefits of spatial development planning and land use management systems. Uncertainty about the status of municipal spatial planning and land use management systems and procedures hinders the achievement of co-operative governance. It furthermore recognises that informal and traditional land use development processes are poorly integrated into formal systems and that spatial planning is insufficiently underpinned and supported by infrastructural investment.

b) Proposing the solution

This Act emphasizes the State's obligation to realise the constitution imperatives in Sections 24, 25, 26 and 27(1)(b) of the Constitution:

- Protection of the environment through reasonable legislative measures, including a land use planning system (section 24);
- Protection of property rights including measures to ensure access to land on an equitable basis (section 25);
- Right of access to adequate housing which includes an equitable spatial pattern and sustainable human settlements (section 26); and
- Realisation of the right to sufficient food and water through reasonable legislative measures by the State (section 27).

The Act recognises that sustainable development of land requires the integration of social, economic and environmental considerations in forward planning and on-going land use management. The objectives of the Act (section 3) are to:

- Provide for a uniform, effective and comprehensive system of spatial planning and land use management;
- Ensure that the system of spatial planning and land use management promotes social and economic inclusion;
- Provide for development principles and norms and standards;
- Provide for the sustainable and efficient use of land;
- Provide for co-operative government and intergovernmental relations amongst the national, provincial and local spheres of government; and to
- Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

Development principles applying to spatial planning, land development and land use management are set out in section 7:

- Principle of spatial justice
 - Past imbalances to be redressed through improved access to and use of land;
 - Spatial development frameworks and policies at all spheres to address the inclusion of persons and areas previously excluded, with the emphasis on informal settlements, former homeland areas and areas characterised by poverty and deprivation;
 - Spatial planning mechanisms (land use schemes) to promote access to land by disadvantaged communities;
 - Land use management systems must include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
 - Land development procedures to include provision that accommodate access to secure tenure and the incremental upgrading of informal areas;
- Principle of spatial sustainability, whereby spatial planning and land use management systems must:
 - Promote land development that is within fiscal, institutional and administrative means;
 - Protect prime and unique agricultural land;
 - Be in accordance with environmental management instruments;
 - Promote effective and equitable functioning of land markets;
 - Consider all costs to all parties for the provision of infrastructure and social services;

- Promote development in sustainable locations – limit urban sprawl;
- Result in viable communities.
- Principle of efficiency:
 - Land development optimises the use of existing resources and infrastructure;
 - Decision-making procedures are designed to minimise negative financial, social economic or environmental impacts;
 - Development application procedures are efficient and streamlined;
- Principle of spatial resilience;
 - Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihood in communities most likely to suffer the impacts of economic and environmental shocks;
- Principle of good administration;
 - All spheres of government to ensure an integrated approach to land use and land development;
 - All departments to provide sector inputs for spatial development frameworks;
 - Provide transparent processes of public participation;
 - Policies, legislation and procedures must be clearly set in order to inform and empower the public.

7. EXTENSION OF SECURITY OF TENURE ACT, 1997 (NO. 62 OF 1997)

This Act provides for measures with State assistance to facilitate long-term security of land tenure and to regulate the conditions of residence on certain land. Furthermore the Act provides to regulate the conditions on and circumstances under which the right of persons to reside on land may be terminated and evicted (if terminated).

The Act defines an “occupier” as a person residing on land which belongs to another person, and who has on or after 4 February 1997 had consent or another right to do so, excluding:

- A labour tenant in terms of the Land Reform Act, 1996; and
- A person using or intending to use the land in question mainly for industrial, mining, commercial or commercial farming purposes, but including a person who works the land
- himself or herself and does not employ any person who is not a member of his or her family; and
- A person who has an income in excess of the prescribed amount.

The Act applies to all land other than land in a township established, approved, proclaimed or otherwise recognised as such in terms of any law, or encircled by such a township or townships, but including:

- Any land within such a township which has been designated for agricultural purposes in terms of any law; and
- Any land within such a township which has been established, approved, proclaimed or otherwise recognised after 4 February 1997, in respect only of a person who was an occupier immediately prior to such establishment, approval, proclamation or recognition.

8. PREVENTION OF ILLEGAL EVICTION FROM AN UNLAWFUL OCCUPATION OF LAND ACT, 1998 (Act NO.19 of 1998)

The Prevention of Illegal Eviction from an Unlawful Occupation of Land Act (No. 19 of 1998) provides a framework for preventing unlawful occupation and at the same time ensuring that unlawful occupiers are treated with dignity, giving special consideration for the most vulnerable occupiers. The Act emphasises the court order requirement under Section 26(3) of the Constitution. The Act is intended for occupants in both urban and rural areas, but does not cover:

- Lawful occupiers – people who occupy land with the consent of the owner or person in charge, or have the right to occupy the land;
- Occupiers of rural land who are protected by ESTA;
- Rural occupiers who have informal rights to land; and
- Evictions by an owner or person in charge of land.

9. MUNICIPAL FINANCE MANAGEMENT ACT, 2003 (Act No. 56 of 2003)

The Municipal Finance Management Act (No. 56 of 2003) plays a central role in housing delivery because it regulates the procurement of service providers for the planning and implementation of national housing programmes and projects. Key issues of the Act relevant to housing are Chapters 3 and 10 in the sections dealing with the disposal of capital assets, and Chapter 11 in the section dealing with supply-chain management. The supply-chain management section is also to be read in conjunction with the procurement section of the Housing Code, as it is important that municipalities align their processes of supply chain management with that of the Housing Code.

10. THE NATIONAL HOUSING CODE, 2009

The National Housing Code, 2009 sets the underlying policy principles, guidelines, norms and standards which apply to Government's various housing assistance programmes introduced since 1994 and updated. The Code provides information on various housing subsidy instruments available to assist low income households to access adequate housing. The detailed description of the policy principles, guidelines, qualification criteria, norms and standards are available in the National Housing Code.

11.COMPREHENSIVE PLAN FOR SUSTAINABLE HUMAN SETTLEMENTS

In the 2004 State of the Nation Address, the President committed government to the task of building a People's Contract for the eradication of poverty and underdevelopment and the improvement of the quality of life of people, taking care to enhance the process of social cohesion and recognising the critical importance of local government. The President indicated that a comprehensive programme dealing with human settlement and social infrastructure should be prepared. The Comprehensive Plan for Sustainable Human Settlements was subsequently prepared and approved by Cabinet in 2004.

This plan introduced a number of new programmes to strengthen the strategic objectives of government. The plan recognised that the supply of state-assisted housing must respond to housing demand, and that this relationship is best packaged at a local level. Consequently, municipalities are expected to play a significant role in the housing process.

The Comprehensive Plan is the national housing policy approved by cabinet, and provides an update to the Housing White Paper. The Plan also introduced an expanded role for municipalities. In shifting away from a supply-driven framework towards a more demand-driven process, it places an increased emphasis on the role of the state in determining the location and nature of housing as part of a plan to link the demand for, and supply of housing.

12.WHITE PAPER ON HOUSING

In 1995 government adopted a White Paper on a New Housing Policy and Strategy for South Africa. The White Paper recognised housing as a basic human right and government's role in taking steps to create conditions that lead to an effective right to housing for all.

13.NATIONAL HOUSING SUBSIDY

The National Housing Subsidy Programme aims to stimulate both rural and urban development. National housing policy specifies that all housing subsidies offered be met with a contribution from the recipient – either in the form of funds or labour - to encourage a culture of responsibility and saving for housing. The Housing Subsidy Scheme provides different funding options and programmes for

facilitating access to housing and these are described in the tables following and in the section on Grants below.

To qualify for the Housing Subsidy Scheme you must:

- Have a combined household income of less than R3 500 a month.
- Be a South African citizen or permanent resident.
- Be 18 years or older or married or divorced and of sound mind.
- Be married, live with a partner, or be a single person with one or more dependents. Unmarried couples must produce an affidavit to prove they are living together as a couple. Dependents usually include children, elderly people and people with severe disabilities.
- Not have received a housing subsidy previously. However, a person who received only a vacant serviced site under the previous dispensation on the basis of ownership, leasehold or deed of grant, qualifies for a consolidation subsidy. This does not apply to people who qualify for relocation assistance or people with disabilities. With divorce, the terms of the divorce order will determine if a person qualifies.
- Not own or have owned property in South Africa, except under consolidation subsidy or relocation assistance. This does not apply to people living with disabilities.

To apply for a housing subsidy, an application must be submitted to COGHSTA, which will verify the information and if approved, record the information on the National Database.

Some beneficiaries will have to pay a financial contribution, or they will have to participate in the building of their houses through an approved People's Housing Process (PHP). The new FLISP programme requires co-funding from a loan from a financial institution.

Beneficiaries living with disabilities, who have special housing needs, can be given additional funds for the provision of facilities.

The tables below outlines the various housing programmes currently supported by the National Department of Human Settlements.

Table A 2: Incremental Housing Programme⁷²

Intervention Category: Incremental Housing Programme:

Definition: Programmes facilitating access to housing opportunities through a phased process

⁷² Department of Housing, National Housing Code, 2009

Integrated Residential Development Programme (IRDP)	<p>The programme provides for planning and development of integrated housing projects. Projects can be planned and developed in phases and provides for a holistic development orientation.</p> <ul style="list-style-type: none"> ■ Phase 1: Land, Services and Township Proclamation. The first phase could entail planning, land acquisition, township establishment and the provision of serviced residential and other land uses to ensure a sustainable community. ■ Phase 2: Housing Construction: Individual ownership options. The second phase could comprise the house construction phase for qualifying housing subsidy beneficiaries and the sale of stands to non-qualifying beneficiaries and to commercial interests etc.
Enhanced Peoples Housing Process (EPHP)	<p>Enhanced Peoples Housing Process (EPHP): The main aim of EPHP programme is to deliver better human settlement outcomes (at household and community level) based on community contribution, partnerships and the leveraging of additional resources through partnerships. This is achieved by developing livelihoods interventions which lead to outcomes such as job creation, developing culture of savings, skills transfer and community empowerment, building of community assets and social security and cohesion.</p>
Upgrading of Informal Settlements Programme (UISP)	<p>The programme facilitates the structured upgrading of informal settlements. It applies to in situ upgrading of informal settlements as well as where communities are to be relocated for a variety of reasons. The programme entails extensive community consultation and participation, emergency basic services provision, permanent services provision and security of tenure.</p>
Consolidation Subsidies	<p>The consolidation subsidy is available to a beneficiary who has already received assistance through government to acquire a serviced residential site under the pre-1994 housing schemes. This subsidy is applicable to serviced sites that were obtained on the basis of ownership, leasehold or deed of grant and must be utilized to construct or upgrade a top structure on the relevant property.</p>
Emergency Housing Assistance	<p>This programme provides temporary assistance in the form of secure access to land and/or basic municipal services and/or shelter. The assistance is provided to beneficiaries who have for reasons beyond their control, found themselves in an emergency housing situation where their existing shelter has been destroyed or damaged, their prevailing situation posed an immediate threat to their health, life and safety or where they have been evicted or faced imminent eviction. It is only applicable in emergency situations of exceptional housing need.</p>

Table A 3: Social and Rental Housing Programme⁷³

Intervention Category: Social and Rental Housing Programme:

Definition: Programmes facilitating access to rental housing opportunities, supporting urban

⁷³ Department of Housing, National Housing Code, 2009

restructuring and integration	
Institutional Subsidies	This mechanism is targeted at housing Institutions that provide tenure arrangements alternative to immediate ownership (such as rental, instalment sale, share block or co-operative tenure) to subsidy beneficiaries.
Social Housing	The Social Housing Programme seeks to provide a rental or co-operative housing option for low income persons at a level of scale and built form which requires institutional management and which is to be provided by accredited social housing institutions and in designated restructuring zones.
Community Residential Units (CRU)	The programme facilitates the provision of secure, stable rental tenure for the lowest income persons who are not able to be accommodated in the formal private rental and social housing market. It provides a coherent framework for dealing with the many different forms of existing public sector residential accommodation. The CRU programme also provides options in Phase 4 of the "Informal Settlement Upgrading Programme".

The social housing policy aims at creating an environment that enables the social housing sector to develop and deliver housing opportunities on a large scale in South Africa. It also aims to provide housing under different tenure options, such as cooperative housing and instalment sale. The policy was launched on 15 August 2004. Social housing is not an option for the very poor.

- People accessing accommodation from housing institutions will have to earn a secure income - formally or informally.
- People have to be able to afford the rental or other periodic payment for the accommodation.
- Social housing cannot be used by beneficiaries wanting immediate individual ownership. The conversion of rental schemes into ownership options may be considered after 10 to 15 years.
- Social housing projects can include initiatives where beneficiaries participate in the solution of their housing needs through the People's Housing Process (PHP).

Table A 4: Rural Housing Programme⁷⁴

Intervention Category: Rural Housing Programme:	
Definition: Programmes facilitating access to housing opportunities in Rural areas	
Rural Subsidy: Informal Land Rights	The Rural programme is used to extend the benefits of the Housing Subsidy Scheme to those individuals living in areas referred to as "rural" areas where they enjoy functional security of tenure as opposed to legal security of tenure. Only individuals whose informal land rights are uncontested and who comply with the qualification criteria will be granted such rural subsidies.

⁷⁴ Department of Housing, National Housing Code, 2009

Rural Housing Subsidy: Communal Land Rights	The Main objective of this programme is to facilitate project based housing development on communal land for the benefit of beneficiaries of both old order and new order land tenure rights secured in terms of the Communal Land Rights Act, 2004 (Act 11 of 2004) (CLoRA).
Farm residents subsidies	The programme aims to provide a flexible mechanism which will promote access to adequate housing, including basic services (as an option of last resort) and secure tenure to farm workers and residents in a variety of farming situations across the country. In addition the programme aims to provide housing solutions on a project basis for registered labour tenants

Table A 5: Financial Housing Interventions⁷⁵

Intervention Category: Financial :	
Definition: Programmes facilitating immediate access to housing goods and services	
Individual Housing	The individual subsidy mechanism is available to individual households who wish to apply for a housing subsidy to purchase an existing house or purchase a vacant stand and enter into a building contract for the construction of a house. The latter option may only be awarded to those households who have entered into a loan agreement with financial institutions.
Enhanced Discount Scheme Extended Benefit	The Discount Benefit Scheme was introduced to assist persons to acquire state financed rental housing, existing sales debtors to settle the balance on purchase prices of properties acquired from the public sector or to repay public financed credit that had been used for housing purposes. This programme applies to state financed properties first occupied before 1 July 1993 and stand or units contracted for by 30 June 1993 and allocated to individuals by 15 March 1994.
Social and Economic Facilities	The programme facilitates the development of primary public social and economic facilities, which are normally funded and maintained by municipalities, in cases where municipalities are unable to provide such facilities within existing and new housing areas as well as within informal settlement upgrading projects.
Accreditation of Municipalities	<p>Municipalities that have been accredited will be able to plan, manage and administer the National Housing Programmes.</p> <p>The purpose of this programme is to provide:</p> <ul style="list-style-type: none"> ■ Systems support to accredited municipalities that could include hardware as well as software facilities.

⁷⁵ Department of Housing, National Housing Code, 2009

		<ul style="list-style-type: none"> ■ Capacity support to accredited municipalities.
Operational Capital Budget		<p>The Operational Capital Budget Programme is to regulate the application of a certain percentage of the voted provincial housing funding allocation to support the implementation and manage approved national and provincial housing programmes, projects and priorities.</p> <p>It could be utilized for the appointment of external expertise by the Provincial Housing Departments to augment capacity required for delivery at scale and to assist in enhancing the implementation of the National and Provincial Housing Programmes and projects.</p> <ul style="list-style-type: none"> ■ It may not be utilized to enhance the personnel establishment of any Public Sector institution.
Housing Chapters of IDP's		The programme provides guidelines for the development of housing plans in the integrated development planning process and suggests an approach to the formulation of Housing Chapters of Municipal IDP's.
Rectification of pre-1994 Housing Stock		This programme aims to facilitate the improvement of certain state financed residential properties created through a state housing programme during the pre-1994 housing dispensation.
Finance Linked Individual Subsidy Programme (FLISP)		Finance Linked Individual Subsidy Programme (FLISP), will be used to decrease the mortgage bond and is only applicable to persons who have never been assisted by the state. It is disbursed as a once off subsidy.

In the Northern Cape District Municipalities are accredited to deliver housing programmes. Most homeless people are unemployed and, as such, are unable to obtain mortgage bonds. This situation led the National Government to introduce the housing subsidy scheme in order to house the homeless.

To achieve this goal, the national government established institutions that support housing delivery. These institutions provide financial assistance to developers, contractors, institutions involved in housing, as well as individuals that meet certain criteria. The following are some of the said institutions:

- National Housing Finance Corporation (NHFC)
- National Urban Reconstruction and Housing Agency (NURCHA)
- Housing Development Agency (HDA)

- Social Housing Regulatory Authority (SHRA)
- Servcon Housing Solutions
- Industrial Development Corporation (IDC)
- Development Bank of Southern Africa (DBSA)
- Zebra
- Maibi
- Artpac Lending Services
- Absa
- Standard Bank
- First National Bank
- Nedbank
- ACFC

These institutions have different funding programmes that are intended to assist and speed up housing construction. The said programmes are well-documented in the National Housing Code and other publications.

14. GRANTS

At the time when the housing subsidy scheme was adopted by the National Government, provision was made for different housing subsidy categories, as well as delivery options in order to give beneficiaries some choice. The actual housing construction is either undertaken by beneficiaries themselves or done by contractors. The following are some of the subsidy options available through the subsidy scheme.

Table A 6: Housing Subsidy Grants⁷⁶

Kinds of Subsidies	Definition	Intervention programmes	Income level per HH/month	Subsidy amount
Integrated Residential	The Integrated Residential Development Programme replaced the Project Linked	The Integrated Residential	R0 to R3,500	R110,947

⁷⁶ <http://www.dhs.gov.za/Content/Subsidy%20Information/Subsidies%20Home.htm>

Development Programme (IRDP) Subsidies	Subsidy Programme. The programme provides for planning and development of integrated housing projects. Projects can be planned and developed in phases and provides for a holistic development orientation.	Development Programme			
Enhanced People's Housing Process	Supports households who wish to enhance their housing independent living in normal residential areas. These additions have been tailor made to accommodate the variety of special housing needs.	Incremental Housing Programme	R0 R3,500	to	R110,947
Rural Subsidies	Available to beneficiaries who only enjoy functional tenure rights to the land they occupy. This land belongs to the State and is governed by traditional authorities. The beneficiaries also have the right to decide on how to use their subsidies either for service provision, on building of houses or a combination thereof.	Rural Housing Programme	R0 R3,500	to	R63,666
Farm resident Subsidies	The Programme provides capital subsidies for the development of engineering services, should no alternative funding be available, and adequate houses for farm workers and farm occupiers. The farm owner plays an important role under this Programme.	Farm Resident Housing Assistance Programme	R0 R3,500	to	R63,666
Consolidation Subsidies	Aimed at previous beneficiaries of serviced stands, financed by previous housing dispensation (including the IDT) the opportunity to acquire houses. A top up subsidy to construct a house is granted to beneficiaries with a household income not exceeding R3500 per month, while beneficiaries with a household income of between R1501 and R3500 per month will be required to pay the contribution of R2479. Beneficiaries exempted from making a contribution will also be assisted in the form of an increased subsidy.	Incremental Housing Programme	R0 R3,500	to	R110,947
Institutional Subsidies	Available to qualifying institutions to enable them to increase affordable housing stock for persons who qualify for housing subsidies. The housing subsidy mechanism provides capital for the construction of housing units in respect of qualifying beneficiaries who do not	Social and Rental Housing Programme	R0 R3,500	to	R110,947

earn more than R3500.				
Individual Subsidies	Provides qualifying beneficiaries with access to housing subsidies to acquire ownership of improved residential properties or to acquire a housing building contract which is part of approved housing subsidy projects. The latter is not available to beneficiaries who will access housing credit.	Financial	R0 R3,500	to R110,947

Table A 7: Engineering Services Financed by Province

Internal Municipal Engineering Services and Raw Land may be Financed by Province	
A-Grade Internal municipal engineering services (per stand) (A-Grade) – Typically New Greenfields developments where the IRDP programme is applied	R 43,626
B-Grade Internal municipal engineering services (per stand) – Typically Informal settlement upgrading areas of infill schemes	R 34,401
Raw Land	Market Value (Currently estimated at R6,000,00 per stand)

15. NORTHERN CAPE MULTI-YEAR HOUSING DEVELOPMENT STRATEGY

The Northern Cape Multi-Year Housing Development Strategy, 2010-2015 is an important document that guides housing delivery in the province. The following are key aspects that need to be considered with regard to housing development in the Northern Cape and therefor in the John Taolo Gaetsewe District:

Subsidy targeting with regard to income

The lowest income categories, i.e. households earning less than R3 500 per month, have benefitted in this housing subsidy scheme. A person earning less than R3 500 per month qualifies for the full subsidy scheme. The second income category, i.e. R3 501 – R7000, needs urgent attention, as it is normally only concentrated on the full subsidy band of sub-R3 500, hence the strategy should consider the implementation of FLISP to cater for the gap market.

Norms and standards

The norms and standards vary between the housing subsidy scheme. In general, the provision of infrastructure is critical as the housing size of 40m² takes a bigger portion of the subsidy amount. Good quality houses should be constructed. At the time of writing this plan, the subsidy quantum for

the top structure was R 55 702.00 for IRDP and Enhanced PHP subsidies. An additional amount of R22 162 can be applied for under the internal municipal engineering services. The norms and standards for Social Housing and CRU is clearly stipulated in the Policy documents.

Integrated housing development and land tenure

Urban sprawl should be reduced through building compact cities with settlements located closer to employment centres. The Spatial Development Strategy Frameworks, as compiled by municipalities, should address these issues, as well as identifying future land for housing development. This should be in a logical manner.

Environment and energy efficiency

Housing development programmes/projects should address issues of environmental degradation, as well as utilizing energy-efficient planning systems.

Housing for special needs

HIV/AIDS patients, the elderly and the disabled seem not to have been considered in the delivery of housing. These groups should be ranked high on the programme for housing delivery within municipalities.

Subsidy types and delivery methods

Some subsidy types and housing delivery methods have been dominating housing delivery in the province in the past. Emanating from this practice, other subsidy categories will be given priority in order to accommodate different tenure and delivery options.

Subsidy allocations to municipalities

Allocations to municipalities will be transparent, take into account municipal population and be conducted on a multi-year basis. This will assist municipalities to develop long-term housing delivery plans.

Role of municipalities

Local municipalities are actual implementers of housing projects at the grassroots level while the province is coordinating this function.

Private sector

The involvement of the private sector and parastatals in both the funding and the construction process is critical in speeding-up and normalizing housing in the province. With this view in mind, it is important to ensure that provision is made for high, middle and low-income categories in Human Settlements Sector Plan. It is normally an acceptable approach to sell land to private developers at a low price, in order to deliver affordable housing for the middle income group who fall outside of the subsidy band, but who do not earn enough to afford a normal bonded house.

Housing and economic empowerment

The housing subsidy scheme has given rise to empowerment of previously disadvantaged communities along with emerging companies. The emphasis on utilization of local labour has also contributed positively towards improving local economic development. The provincial department will strive to promote the economic empowerment of previously disadvantaged individuals, particularly women and emerging companies.

Regulation of the secondary market

Beneficiaries of the subsidy houses tend to sell their houses far below the investment cost in situations where they need to relocate for employment reasons or when they are in dire financial strains. On the whole, the list of the needy continues to grow as, in most cases, they are unable to buy their own house. The department will therefore ensure that beneficiaries do not sell subsidised houses before the expiry of eight years from the date of acquisition.

Capacity building

The department has identified capacity building programmes as one of the most important tools in achieving improved housing delivery in the province. With this view in mind, the department will strive to improve the capacity-building programmes in order to increase efficiency at provincial, district and local municipalities.

Monitoring

Several government policies acknowledge the need for monitoring and evaluating housing programmes. In line with policy guidelines, the department will use the following three methods in monitoring housing projects in the province:

- Progress assessment of housing projects will be conducted on a quarterly basis.
- The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
- The strategy will be revisited in a three-year cycle.